Expiry Date - 16/02/2018

Development Control – Delegated Officer Report

Application Number: AWDM/0028/18 Recommendation – APPROVE

Site: 80 Mansell Road Shoreham-By-Sea West Sussex BN43 6GP

Proposal: Householder application for permitted development for prior approval for single storey extension to rear of property measuring 3.59m from rear wall of the original house, maximum height 3m and height of eaves of the extension 2.87m.

Date of site visit: 06.02.18

Neighbours checked: Yes

Additional neighbour notifications: No

Site and Surroundings

No.80 is a mid-terrace house with tile hanging to the rear first floor elevation which faces south.

Proposal

A Larger Home Extension to the rear of No.80 is proposed as above abutting each side boundary with a maximum projection of 3.59m.

Relevant Planning History: None

Representations:

Two objections received from occupants of Nos. 78 and 82 on either side on the following grounds:

- With the 45 degree rule, the proposal will block light to No.82.
- The proposal will be the whole width of the rear elevation which will block light to No.78.

Other comments have been made regarding other issues which are not relevant to the consideration of this application.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (March 2012)

Expiry Date - 16/02/2018

Planning Assessment

The key considerations are the effects on the residential amenities of each of the adjoining dwellings only. Current design guidelines for Adur District and 'permitted development' rules are also relevant to this assessment.

No.82 to the east has a rear extension approximately 7m in depth away from the boundary with No.80 on the east side of the rear elevation. The proposal will be to the west of this dwelling and consequently it is acknowledged that there will be a degree of loss of light to its rear elevation later in the day.

No.78 is to the west and this dwelling has no extensions, as the proposal will be to the east there may be some loss of light in the mornings.

However, both properties face south and will therefore continue to receive sunlight for most of the day.

However, current Adur design guidelines, as set out in Development Management Standard No.2 'Extensions and Alterations to Dwellings' state that a rear extension with a depth of 3.5m on the boundary with an adjoining dwelling is usually acceptable. In addition, a 3m deep extension can be added without any application to the Council (known as 'permitted development').

Taking all of the above into account, including the fact that the proposal is only 0.1m deeper than the recommended guidelines, whilst it is acknowledged that the proposal will be visible from each of the objector's dwellings, the effects on residential amenity in terms of loss of light over and above what could be built without any planning permission would not be so severe as to warrant refusal in this case.

Recommendation

PRIOR APPROVAL GRANTED

Is recommendation contrary to letter(s) of representation? YES

Case Officer: Sarah Foster (pp Dawn Ayres) Date: 13.02.18

Authorised by: Peter Barnett Date: 13 February 2018

Expiry Date - 16/02/2018