Development Management - Delegated Officer Report

Application Number: AWDM/1363/21 Recommendation – APPROVE

Site: 16 Crown Road, Shoreham-By-Sea, West Sussex

Proposal: Proposed single storey north side and rear extension and front extension to existing south side extension.

Date of site visit: 7th September 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow within a street of similar bungalows both detached and semi detached. There is a garage set back to the side of the bungalow and an existing side and rear flat roof extension. Part of the side extension projects further to the rear than the rear extension. Permission was granted under AWDM/0914/19 in July 2019 for an additional rear infill extension 1.3 metres in depth with the existing side projection to be a bedroom with proposed extension to the front 1.6 m by 1.4 m to provide space for a shower.

The current application shows the work permitted under this previous consent also including a side extension on the north side for which permission is sought here.

Representations

None received

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

As previously approved the rear and front extension on the southern side can be supported here. Works are currently taking place and are near completion.

The side extension on the north side will be visible within the street scene. It is proposed at 1.5 metres wide and will be in line with the rear of the bungalow as extended, of flat roof design. It will provide a utility room and is to be built in materials to match existing. It is considered that the extension is modest in scale and is set back to the side. Therefore subservient to the main dwelling and can be supported in terms of visual amenity and character.

Residential amenity

The extension is adjacent to the boundary with the bungalow to the north. The driveways are in between creating some spacing. The neighbouring property no. 18 is at a slightly higher ground level than the application site, there is also a boundary fence. There are side windows facing south on the neighbouring property, these currently face toward the fence. The proposed extension will not give rise to any loss of light, outlook or privacy in this case. No windows are proposed on the side of the extension.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extensions

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 13th September 2021

Authorised by: Peter Barnett Date: 13 September 2021