Development Management - Delegated Officer Report

Application Number: AWDM/1005/22 Recommendation – APPROVE

Site: 387 Upper Shoreham Road, Shoreham-by-Sea, BN43 5NF

Proposal: Single storey rear extension together with raised rear platform

Date of site visit: Assessment has been assisted using the Applicants plans, Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the south side of Upper Shoreham Road, Shoreham, and is a two storey semi-detached dwelling, with a hipped roof. There is a vehicular access and drive, which leads to a detached garage to the rear of the dwelling. The rear garden is lower than the dwelling and is quite long, and the front amenity area is mainly hardsurfaced for the parking of a car.

The street scene comprises a mix of house sizes and designs and many have extended their properties by way or roof and or ground floor extensions, and many have outbuildings.

The site is not within a Conservation Area and is not a Listed Building.

Proposal:

This application seeks planning permission to:-

- Replace existing rear extension with a full width rear extension measuring 4.5m deep x approx. 6.4m wide x 3.3m high (excluding rooflights);
- 3no. rooflights to be provided within the roof of the extension;
- Provide raised rear platform up to mutual boundary with no. 385, plus steps down to garden. The raised platform measures approx. 400mm high;
- The materials of the extension are indicated to be white render to match the existing dwelling.

Relevant History:

AWDM/1008/22 Application for a Lawful Development Certificate for proposed rooms in roof consisting of hip to gable extension with rear facing dormer and front rooflights. (Chimney removed) **Current**

Representations: None received

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

Given its position, the proposed rear extension will not be readily viewed from the street; further as no. 385 have their own rear extension and the proposed rear extension will only be some 500mm deeper than the neighbours, it is considered that this depth will not materially compromise the neighbours existing residential and visual amenities. However there will be a raised platform put in place with the proposal, and this raised platform will be up to the mutual boundary with no. 385. The platform measures some 400mm in height, and thereby to prevent overlooking from the platform to the neighbouring property, a 1.8m high privacy screen will be provided.

The other neighbouring property to the west, no. 389, also has an existing rear extension but not as deep as that proposed at no. 387. No. 389 is some 2.8m distant from the side elevations of each of the properties, and that distance widens to approx. 3.2m from the inset fence of no. 389 and the new extension at 387.

No. 389 has no side windows in their existing rear extension and thereby there will not be any overlooking between the two properties. Further, no. 387 will be providing a boundary and gate between the end wall of the extension and the front of the existing garage which will further provide screening between the two properties. A kitchen window will be provided in the side elevation facing no. 389, but this window will be overlooking the flank elevation of no. 389. It is thereby considered that the rear extension will not result in unacceptable overlooking etc. to no. 389.

In conclusion, it is considered that there will not result in any material loss of existing residential or visual amenities to no. 389.

The distance between the rear extension and the rear boundary is some 35m, thereby the extension will not affect the properties to the rear no's 98 and 99 Greenacres.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Privacy screen

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 14/9/22

Authorised by: Peter Barnett Date: 14 September 2022