Development Management - Delegated Officer Report

Application Number: AWDM/0251/21 Recommendation – APPROVE

Site: 8 Mill Lane, Shoreham-by-Sea, BN43 5AB

Proposal: Single storey rear extension.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is two storey semi-detached dwelling located on the north side of Mill Lane in Shoreham, and has a 1 ½ storey attached garage set to the rear side of the dwelling. The dwelling also has front and rear dormers and a rear conservatory extension at the rear.

The street scene is residential in nature and comprises a mix of single dwellings and flats, and are of varying designs and ages, many of which have been extended in some form.

Proposal:

The application seeks permission to remove the rear conservatory and replace with a single storey brick and render extension with a roofed link extension to the garage section. The new roof sections will have a series of rooflights within them.

Representations: None received

Consultations: None

Relevant History: None

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 2019

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 surrounding area.

Visual & Residential Amenity

The extension will be to the rear of the property and thereby will not be readily viewed from the street scene. It will be more of a composite structure linking in with the existing dwelling and garage/annex, and in consequence it will be a larger extension than the existing conservatory. Its depth will be to the same rear elevation as the garage/annex. There will be an 'open' section between one part of the extension (east) and the garage (west), but taking it as a whole, the extension will measure some 5.5m wide x 4.5m deep x 3.8m high. The existing conservatory is some 4.4m wide x 2.8m deep x 3m high. The extension will be approx. 1m off the mutual boundary with no. 6.

No. 6 has a rear extension which appears to be onto the mutual boundary with no. 8, and it is some 3.5m deep. Therefore the proposal will be approx. 1m deeper than the neighbouring extension, but the proposal will be set some 1m off of the boundary.

Using the 45 degree line from the neighbouring rear window across the proposed extension, it is noted that the line does not intersect the extension as proposed. It is thereby considered that the additional 1m depth and the additional approx. 800mm height would not result in an unacceptable negative impact onto no. 6 by way of overlooking, overshadowing or overbearing.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informative:-

1. Approved without amendments.

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

Case Officer: Eve Hearsey gpeckDate: 14.04.2021

Authorised by: Gary Peck Date: 14 April 2021