Application Number: AWDM/0766/19 Recommendation – Approve

Site: 6 St Julian's Lane, Shoreham-by-Sea, BN43 6YS

Proposal: Proposed single storey rear extension.

Date of site visit: 06.06.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is within Kingston Buci Conservation Area.

The application site is situated on the north side of Kingston Lane opposite the grounds of Shoreham College and comprises a detached 2 storey dwelling with existing mono-pitch extension to rear plus flat roof extension which is up to boundary with the neighbouring property no. 4.

Other than the neighbouring dwellings no.'s 2 and 4, the area near to the application site comprises predominantly detached dwellings.

Proposal:

The application seeks permission to construct a single storey flat roof, rear extension across the full width of the property and will incorporate the existing rear extension. It will also stud/insulate the existing outbuilding and provide a window on its rear elevation.

The extension will measure approx. 9.97m wide x 2.445m deep x 3.1m high

Relevant Planning History: None

Consultations: None

Representations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (2019)

Planning Assessment

Principle

Development is acceptable in principle subject to the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the designated Conservation Area together with the surrounding area.

Visual Amenities:

The visual appearance of the existing dwelling will not alter from the front, as the proposed extension is to the rear and will be within the existing confines of the rear elevation.

The proposed extension will be no closer to the neighbouring property no. 8, but it will be deeper than the existing dwelling by some 2.445m. This depth is within the suggested depth contained within the SPG Development Management no. 2, Extensions and Alterations to Dwellings.

The east elevation will have the existing outbuilding in-situ which is positioned close to the boundary with no. 4

Residential Amenities:

The residential properties that could be affected by the proposal are no.'s 4 and 8 St Julians Lane to the sides; and no.'s 5 and 7 Rectory Road to the rear.

No. 8 lies to the west of the application site, and is positioned approx. 2m from the boundary with no. 6, who are themselves approx. 900mm from the boundary. Making the separation distance between the side elevation of no. 8 and the side elevation of the proposed extension approx. 3m, which is considered an acceptable separation particularly given that there are no windows proposed on the side elevation. A condition precluding windows on this elevation is considered to be reasonable to be attached to any permission given

No. 4 lies to the east and already has the outbuilding on the boundary, and other than the provision of a window on the rear elevation, there will be no change to the external appearance of the structure.

With regard to the properties at the rear, no.'s 5 and 7 Rectory Road, the rear of their properties are positioned some 38m or more from the proposal, and thereby there will be no material loss of residential amenities to those properties.

Conservation Area:

Given that the proposal will be within the confines of the existing dwelling and will not be readily viewed from the front of the premises, the extension will not result in any unacceptable harm onto the character or appearance of the designated Conservation Area.

Recommendation

APPROVE subject to the following conditions:

1. Approved plans
2. Standard time limit

3. Materials to match existing
4. No windows on west elevation

Informative

1. Approved without amendment

Case Officer: Eve Hearsey Date: 28.06.2018

Authorised by: Peter Barnett Date: 28 June 2019