Development Management - Delegated Officer Report

Application Number: AWDM/0344/21 Recommendation – APPROVE

Site: 132 Eastern Avenue, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension

Date of site visit: 12th April 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached property with an existing rear conservatory, small lean to projection and detached garage to the side/rear. Consent is sought to remove the existing conservatory and projection and erect a single storey flat roof extension the full width of the property 3.7 metres in depth. Adjacent to the garage the extension is slightly chamfered. The extension will provide an open plan kitchen dining space.

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 (February 2019)
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

The extension is to the rear of the property and is therefore not clearly visible within the street scene. It is in scale with the existing dwelling house and in materials to match it will be a subservient addition with no adverse impact in terms of character and appearance.

Residential amenity

The attached dwelling has an existing flat roof above the patio area to approximately 3.5 metres in depth, beyond this to the north is an extension therefore the adjacent patio doors are in a recess. As existing there is limited light received to the patio door due to the flat roof projection and although the proposed extension will be an additional 0.2 metres beyond the rear of the existing extension it is not considered that there will be any significant increased harm as a result. Light could be improved if required by removing the flat roof. There will be no justification for a refusal in this case in terms of loss of light or overbearing impact.

The property to the south has side windows which face onto the proposed extension there is spacing between the dwellings and it is not considered that there will be any adverse impact in terms of loss of light or overbearing impact. However amended plans have been received to show the side kitchen and utility windows to be obscurely glazed and high level opening only to limit overlooking to the adjacent dwelling. It is considered that this will overcome any loss of privacy and is an acceptable resolution.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. New windows obscurely glazed and top opening on south elevation

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 19th April 2021

Authorised by: Peter Barnett Date: 19 April 2021