Development Management - Delegated Officer Report

Application Number: AWDM/1836/21 Recommendation – APPROVE

Site: 40 Connaught Avenue, Shoreham-By-Sea

Proposal: Single storey rear extension

Date of site visit: 19th October 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached property with rooms in the roof. It is within a street of similar properties there is a detached garage/outbuilding set back to the side of the property and an existing hipped roof rear extension projecting from the rear of the northern side of the rear elevation leaving an area recessed adjacent to the southern boundary.

Consent is sought for a single storey rear extension with gabled, tiled roof, with roof lights at 4.7 metres in depth (the same as the existing extension) the full width of the property. The roof is to be removed and a shallower pitch gable roof is proposed.

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 relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed extension is to the rear of the site and is therefore not visible within the street scene. It is partially replacing the existing footprint of the current extension and infilling the adjacent area. The works are considered to

be subservient to the main dwelling and will be completed in materials to match existing.

Residential amenity

The main properties to be affected are those either side of the side. To the south is the attached dwelling. There is an existing ground floor extension at this property shallower than that proposed here. However the projection of the proposal beyond that extension is not excessive and does not exceed 3.5 metres in compliance with advice in Development Management Standard No. 2. Therefore it is not considered that there would be any adverse impact upon the amenities of the occupiers of the attached property.

To the north there is spacing between the properties and the existing extension is currently on this side of the building. The proposed extension will therefore not impact to a greater degree here than existing and can therefore be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on side elevations

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: 29th October 2021

Authorised by: Peter Barnett Date: 1 November 2021