Expiry Date - 29/03/2023

# Development Control – Delegated Officer Report

**Application Number: AWDM/0151/23 Recommendation – APPROVE**

**Site: 24 Mansell Road Shoreham-by-sea West Sussex BN43 6GQ**

**Proposal: Single-storey rear extension and front porch extension.**

**Date of site visit:** 13/03/2023

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings:**

The application property is situated on the east side of Mansell Road within a residential area. The property is a semi-detached two-storey household comprising facing brickwork and vertical hanging tile elevations and a tiled gable roof. A hardstanding driveway fronts the property and to the side (north) of the property is a pathway that leads to the rear garden space.

A lean-to structure extends nearly the entire width of the rear of the property and shelters outdoor furniture. The rear garden space is of an adequate size and comprises paving/ grassed areas, along with garden structures/ beds to support vegetation and outbuildings to the rear.

The attached dwelling to the south No. 22 Mansell Road is separated by a tall fence and exhibits a flat roofed single-storey rear extension and rear dormer. To the north No. 26 Mansell Road is separated by a narrow opening forming side footpaths for the respective properties. No. 26 exhibits a conservatory to the rear and the garden space is also separated by a tall fence with trellis.

**Proposal:**

Permission is sought for a front porch extension and a single-storey rear extension that would replace the existing lean-to structure. Elevations would be comprised of facing brickwork and openings would be white uPVC to match the existing dwelling. The roof of the porch would be mono-pitched using tiles to match the existing dwelling. A GRP flat roof is proposed for the rear extension.

The proposed porch would project approximately 1.15m from the front of the dwelling, have a width of 3.3m, and maximum height of 3.3m, sloping to an eaves height of 2.3m.

The existing lean-to measures approximately 2.4m deep, 6.6m wide and 2.5m high. By contrast, the proposed extension would measure approximately 5.4m deep, 6.45m wide, and 2.65m high.

**Representations:** None received.

**Consultations:** None received.

**Relevant Planning History:**

Planning permission granted at the neighbouring property to the south No. 22 Mansell Road for Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4m from rear wall of the original dwelling, maximum height 3m and height of eaves of the extension 2.5m under AWDM/0649/21, decision issued 21/05/2021. [Prior Approval Not Required].

**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 character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

***Visual Amenity***

Only the proposed front porch would be readily visible from the public realm and present a noticeable alteration from the street scene. It is considered the porch would reflect the existing character and appearance of the dwelling and would not extend a significant distance beyond the front building line. Therefore, the porch would not appear dominant in the street scene and would be sufficiently assimilated.

Whilst it is acknowledged that there is little evidence of front porches in the immediate surrounding area from the site, there are other examples further along Mansell Road to both directions that are of a similar scale and design. It is therefore considered the porch would not be out keeping with the area and would not result in an undue impact on visual amenity.

In terms of the proposed rear extension, there are multiple examples of rear extensions similar in nature to what is being proposed here along Mansell Road, most notably at the attached dwelling to the south No. 22. The proposed rear extension would pose no adverse impact on visual amenity.

***Residential Amenity***

The only affected properties would be the adjacent neighbours to the south (No. 22 Mansell Road) and north (No. 26 Mansell Road), and the dwellings on the opposite side of Mansell Road.

Whilst it is noted that the proposed rear extension would not compromise the existing gap to the adjacent neighbours' boundaries, the proposed depth of the extension would project beyond the rear building lines of these neighbours' and would therefore have an impact on residential amenity to some degree. The rear extension would project a total depth of 5.4m which would be approximately 3m more than what exists through the lean-to structure. Furthermore, whilst it is acknowledged that the overall depth of 5.4m is notably deeper than what is advised in the Council's DM Standard (3.5m), the proposed extension would not project 3.5m beyond the neighbour's extension at No.22 to the south nor the neighbour's conservatory to the north at No. 26. Therefore, the proposed extension would not give rise to concerns in relation to an overbearing form of development.

The proposed extension would not result in a loss of light for No.22 by virtue of the proposed extensions scale, which would only be a mere 1.5m in front of this neighbour's extension and at a lower height, and this neighbours situation to the south of the site. Although it is acknowledged that there would be some loss of daylight and sunlight to the side windows of the conservatory to the north at No. 26, this does not form a principal window and the impact would not be unacceptable, owing to the separation distance and presence of the lean-to structure.

There would be no adverse harm to the outlook of neighbours on the opposite side of Mansell Road owing to the separation distance. No unneighbourly overlooking would occur as there are no proposed openings on the side elevations of either the porch or rear extension.

***Other***

The proposed porch could subsequently result in the loss of a parking space on the occupants' driveway. This matter would not give grounds for refusal.

**Recommendation:**

**APPROVE** subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials

4. No Windows Side Elevations

**Informatives:-**

1. Proactive No Amendment

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.

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

Case Officer: Jason Albon Date: 29.03.2023

Authorised by: Peter Barnett Date: 29 March 2023