Development Control – Delegated Officer Report

Application Number: AWDM/0871/20 **Recommendation APPROVE**

Site: **55 The Avenue, Shoreham-by-Sea, BN43 5GJ**

Proposal: **Proposed single storey extension to north (rear) and west (side) elevations**

Date of site visit: No site visits can be made at this time due to Covid-19 social distancing restrictions. Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two storey end of terrace dwelling set back from the street in a group of dwellings in a 3no. sided pattern. Each of the 3no. sides contains 4no. terraced dwellings, making a total of 12no. dwellings within this set back section.

No. 55 is set at the rear run of dwellings to the west corner. It has a short rear garden, but quite a large, triangular shaped side garden. It has an existing side extension and a rear dormer extension, and a small outside toilet.

Proposal

The application seeks permission to provide a single storey pitched roof rear and side extension. The extension would be in an 'L' shape, with the main part of it extending out to the side.

The extension will measure approx. 7.3m across the rear (north) x 5.3m depth on the west side x 1.75m across the front (south) x 1.56m depth at the rear/side (east).

Relevant Planning History: None.

Representations: None received

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a single storey rear/side extension.

The key concerns would be the effect on the character of the area and existing residential amenities of neighbouring properties.

Visual Amenity

The 'L' shaped rear/side will wrap around the west rear corner of the dwelling and will have a pitched roof. The existing outside toilet and side extension will be removed to make way for the proposal, and it is noted that the side section of the extension will not protrude further to the west than the existing extension, but the proposed rear section will protrude slightly further north (approx. 200mm) than the existing outside toilet.

The proposed extension will have rooflights to the front and rear elevations and its design, including front window, will be in keeping with the existing dwelling.

As the existing dwelling is located at the rear side of the group of dwellings, it is considered that the proposed extension will not be readily viewed from outside of the house other than by its near neighbours.

Residential Amenity

The properties that could be affected by the proposal are the neighbouring properties no.'s 53 and 57 The Avenue, and to a lesser extent the property to the rear at 1 & 2 Normanscourt, off Downsway, as this property sides onto the rear garden of the application site, and has no windows within its end flank elevation.

No. 53 The Avenue is to the south west of the application site and is at a right angle to no.55. Further, it appears to have had a two storey side extension which also appears not to have any side windows facing no. 55. It is considered that as the proposed extension will be of the same protrusion as the existing extension, and the existing extension has a window in the elevation facing no. 53 as too does the proposed extension, it will not result in a material loss of existing residential amenities to no. 53.

The section of the proposed extension next to the mutual boundary with no. 57 will be off the boundary by some 600mm, it will not materially affect the existing residential amenities of no. 57

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans

2. Standard time limit
3. Materials

Informative

1. Approved following amendment

Is recommendation contrary to letter(s) of representation N

Case Officer: Eve Hearsey Date: 06.08.2020

Authorised by: Peter Barnett Date: 6 August 2020