Development Management - Delegated Officer Report

Application Number: AWDM/1371/22 Recommendation – APPROVE

Site: 35 Stoney Lane, Shoreham-by-Sea, BN43 6LA

Proposal: Single storey rear extension

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located on the east side of Stoney Lane on land higher than the highway, and has a hedge separating the pavement area from a bank which falls to the highway. There are a few gaps in the hedgerow with steps that lead down from the pavement to the highway.

The dwelling is a semi-detached, brick faced, hipped roof two storey property. Others within the locality have extended to the rear, including the adjoining neighbour at no. 37 (AWDM/0094/21 refers).

Proposal:

This application seeks planning permission to provide a single storey, mono-pitched roof, rear extension.

The extension is shown to be 3.5m deep x 7.838m wide x 3m high. 2no. rooflights are shown within the flat roof.

Representations: None received

Relevant History:
AWDM/0094/21 Single storey rear extension (no. 37 Stoney Lane)
Approved 15.04.2021

Consultations: None

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

Visual & Residential Amenity:

The proposed rear extension will be to the boundary with the adjoining neighbouring property to the south, no. 37 Stoney Lane. The Local Plan SPG on extensions and alterations to dwellings, recommends that any extension onto the boundary with its neighbour, should not exceed 3.5m in depth, thereby this application accords with the SPG, and is thereby an acceptable form of development.

No. 37 is the adjoining semi-detached house, who have recently gained planning permission for a 3.5m deep single storey extension. Both extensions will thereby be of the same depth as one another.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 18.10.2022

Authorised by: Peter Barnett Date: 18 October 2022