Development Management – Delegated Officer Report

Application Number: AWDM/1292/24 Recommendation: APPROVE

Site: 64 Beach Green, Shoreham-By-Sea, West Sussex

Proposal: First floor rear extension

Date of Site Visit: 19th November 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey detached property on the south side of Beach Green. There are similar dwellings either side and across the street many of which have been remodelled and extended so there is some variation in terms of materials, scale and building form.

There is an existing flat roof single storey extension to the rear, an 'L' shape with a shallower section and a larger projection. Consent is sought to add a first floor extension above the shallow section with a hipped roof. The materials proposed will match existing.

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 (December 2023)
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 extension is to the rear of the property, it will be visible in the street scene due to the spacing between the dwellings and it being on the side wall of the house. It will also be visible from public views to the rear of the site. However it will not be prominent or harmful in visual terms. It is set down from the main ridge and is subservient in design, scale and appearance with materials to match.

Residential amenity

The main properties to be affected are those either side. The extension is adjacent to the boundary with no. 62 and the building is set further forward than the neighbouring property. There is a blank elevation adjacent to the proposed extension. There will be no loss of light, privacy or overbearing impact in this case.

The extension has limited impact upon the property to the east, it is set well away from the boundary and there are no side windows. No adverse impact will occur in this case either. Subject to the condition set out below, which limits openings on the east or west side elevations of the extension.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extension.

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: 21st November 2024

Authorised by: Peter Barnett Date: 25 November 2024