Expiry Date - 11/08/2022

Development Control – Delegated Officer Report

Application Number: AWDM/1049/22 Recommendation – APPROVE

Site: 10 The Driveway Shoreham-by-sea West Sussex BN43 5GG

Proposal: Two storey side extension and single storey extension to side and rear. Canopy roof to front.

Neighbours checked: Y

Additional neighbour notifications: **N**

Proposal, Site and Surroundings

The application relates to a semi-detached property located on the eastern side of The Driveway, BN43. There is an attached garage located to the side where it is set back from the front with a hardstanding leading from the garage onto The Drive. The attached garage projects beyond the rear elevation where there are two single storey extensions, one is an infill extension which leads to a conservatory extension. The conservatory extension is on the boundary with No. 12 and projects 4m.

The property at No. 8 is a semi-detached house with an attached garage which wraps around to the rear of the property where there is a single storey conservatory extension. This garage projects 3.9m from the rear of the subject property.

The adjoining property at No. 12 is semi-detached and is attached to the subject property. There is a single storey rear extension which is set away 3m+ from the boundary of No. 10 and is sited on the boundary with No. 14.

The surrounding area is residential with mainly semi-detached properties.

The proposal is for a two storey side extension, a single storey side/rear extension and a canopy roof to the front. The side extension will be a two/single storey with the two storey element being built to the side of the property and the single storey continuing along the side and projecting beyond the rear elevation by 6.8m. This will have a duel pitched roof. It will wrap around to the rear and step back toward the rear elevation and continue to the boundary of No. 12 with a flat roof.

The projection of the rear extension which will run along the boundary with No. 12 will be 4m it will step in by 4.5m and then project out by 2.9m. The height of the extension that projects from the side into the rear will be 3.8m with a dual pitched roof and the height of the single storey extension to the rear of the property will be 3.3m with a flat roof.

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Relevant Planning History:

None.

Consultations:

Transportation were notified of the planning application – No objection.

Representations:

There were 5 properties notified of the planning proposal. At the time of writing this report there were no letters objecting to the proposal.

Relevant Planning Policies

Adur Local Plan 2017 – Policies 15 and 18

'Supplementary Planning Guidance Development Management Standard

No.2 'Extensions and Alterations to Dwellings''.

National Planning Policy Framework (February 2019)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality and the effect on the character and appearance of the dwelling and its surroundings.

Visual Amenity

The two storey extension is to the side of the property and will incorporate a pitched roof element that will extend to the porch area, this will be visible within the street scene. As part of the proposal there is a single storey aspect that will continue from the rear of the two storey extension along the side and project from the rear elevation by 6.8m into the rear area of the property. The side extension will be seen from the street but the rear extension cannot be seen as the extension will wrap around to the rear.

The property at No. 12 has an extension that is set away from the boundary with No. 10 and therefore any extension that is built on the boundary will create a tunnelling effect, however the current extension will be replaced with the proposed projecting to the same distance. The projection of 4m is considered acceptable in this instance.

The property at No. 8 has a detached garage that runs along the boundary with No. 10 and projects beyond the rear elevation by 3.9m. The proposed side/ rear extension at the subject property will project 6.8m, however, given

the depth of the garage at No. 8 it is considered that the proposal by way of its size, design and location would not have a detrimental effect on the property at No. 8. It is considered that the proposal will not impact on the visual amenities of the subject property, the character of the neighbouring properties or the street scene.

Residential Amenity

The two storey aspect of the proposal is considered acceptable as the side extension will be set away from the boundary of No. 8 by 1m and the canopy roof to the front that is over the porch will not project forward of the bay window. The side extension continues along to the rear and projects 6.8m from the rear elevation. The garage at the property of No. 8 projects 3.9m from the rear elevation and runs along the boundary of No.10. In taking this into consideration the proposal will project a further 2.8m beyond the rear elevation of the garage at No. 8. Further, the proposal if considered under the larger homes extensions would be acceptable in its size and there has been no letter of complaint from the occupier at No. 8.

The proposal will continue by wrapping around the rear elevation by 5.9m and will step in by 2.8 and continue to the boundary of No. 12. This part of the extension will project along the boundary of No. 12 by 4m. As there is currently a 4m extension which will be replaced it is considered that the side/ rear extension by way of its size and siting will not have a detrimental effect on the residential amenities of the occupiers either side. Further, there has been no letters of objection from the adjoining occupier at No.12.

There will be no loss of light to the property at No. 8 due to the suns orientation and although the will be some shadowing effects to the property at No. 12 the extension is replacing what is already there. There will be no overlooking issues nor will the proposal affect the privacy of the adjoining occupiers as the doors and windows to the proposal will face into the garden area. Therefore it is considered that the proposal by way of its design, size, siting and location would not unduly effect the residential amenities of the adjoining occupiers of the properties at No. 8 and N. 12.

Highways and Parking

The parking arrangements to the front of the property remain unchanged and are not a consideration of this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

2. Standard 3 year time limit
3. Matching materials

Informative

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: J. Price Date: 10/08/22

Authorised by: Gary Peck Date: 10 August 2022