Development Management - Delegated Officer Report

Application Number: AWDM/1461/22 Recommendation – Approve

Site: 105 Greenacres, Shoreham-by-Sea, BN43 5XL

Proposal: Proposed single storey rear extension (in conjunction with 104 Greenacres).

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located on the north side of Greenacres and is a two storey, pitched roof, semi-detached dwelling, of a mock Tudor design, with large, bay windows to the ground and first floor

No. 104 has a small dormer to its front roofslope and a dormer to its rear.
No. 105 has rooflights to its front roofslope, and a dormer to its rear.

There is a garage compound to the rear of the properties, and the drive leading to the compound is next to no. 105. The access drive clips off part of the rear garden to no. 105.

The application site and its neighbour are staggered to be behind other dwelling pairs within the estate. Many of the properties within the estate of Greenacres, have been extended and/or altered. Many have roof extensions, and/or rear ground floor extensions.

Proposal:

The application seeks permission for:-

- A single storey, pitched roof, rear extension measuring 5.398m wide x 3.25m deep x approx. 3.7m high (no. 105)

Relevant Planning History:

AWDM/1455/22 Proposed single storey rear extension (in conjunction with No. 105 Greenacres) **Current**

Consultations: None

Representations: None received

Relevant Planning Policies and Guidance:

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)

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.

Residential & Visual Amenity:

The rear extension to no. 105 Greenacres will be 3.25m in depth, and will be in conjunction with the neighbouring property at no. 104.

No. 105's rear garden has been clipped off at the side in order to allow for the access drive to the side of the property enough room for vehicles to gain access to the rear garage compound. This thereby narrows the garden width, and the proposed rear extension has been shortened from that proposed at no. 104, in order that it does not provide a pinch point between it and the side boundary fence to the east.

The proposed rear extension will be adjoining dwelling no. 104, who will be undertaking their own rear extension which will adjoin the applications extension, and will be approx. 750mm deeper than the extension at no. 105. It is considered that the deeper extension at no. 104 will not result in any unacceptable overshadowing to the application site.

There are no properties to the rear of the site, and thereby there are no residential amenities etc. to be affected.

There will be rooflights within the pitches of the extension and their cill heights will be over 1.7m from finished floor levels, thereby not resulting in overlooking to neighbouring properties

Recommendation:

APPROVE subject to the following conditions:

1. Approved plans
2. Standard time limit
3. Materials
4. To be built at same time as 104

Informative:

1. Approved without amendment

Is recommendation contrary to any representations? **N**

Case Officer: Eve Hearsey Date: 26.10.2022

Authorised by: Peter Barnett Date: 26 October 2022