Development Management - Delegated Officer Report

Application Number: AWDM/0542/22 Recommendation – APPROVE

Site: 90 Downside, Shoreham-by-Sea, BN43 6HE

Proposal: Removal of conservatory and construction of new single storey flat roof 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:

No. 90 Downside lies on the north side of the road on rising land. The street scene is characterized by bungalows, both detached and semi-detached, with the north side of the road being on higher ground than the south side. Both no.'s 90 and 92 share a vehicular access and drive, and no. 90 has a parking area between the access drive and the east side of the front garden area, whereas the parking area for no. 92 is on the west side of the drive.

Most of the properties within the street and surrounding area have been extended by way of rear extensions and/roof dormers. No. 90 has a rear extension and a conservatory onto the rear extension. There are also outbuildings within the rear garden area

Proposal:

This application seeks planning permission to demolish the existing conservatory and replace it with a single storey flat roof extension, shown on the plans to measure 2.75m deep x 4.2m wide x 2.8m high excluding the rooflight.

Consultations: None

Representations: None

Relevant History:

SU/83/02/TP Rear conservatory **21.05.2002**

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 locality.

Visual & Residential Amenity:

The rear extension will not be readily viewed from the street, and the overall size of the proposal is not much larger than the exist conservatory i.e. approx. 1m wider and with a depth of approx. 2.43m is some 300mm shorter than the proposal; and finally the proposal is only some 700mm higher than the conservatory.

All matters considered, the proposed replacement will not have any material impact on neighbouring residential properties, and as there will be a reduction in glazing, indeed, there are no windows indicated on the east elevation which could have resulted in overlooking to no. 88, it is an improvement over the conservatory.

There is a window indicated on the west elevation, but the distance between the proposal and the rear section of no. 92 is some 6.8m and thereby this is considered an acceptable separation distance, and given that the existing conservatory had full glazing on this elevation, it is considered that the extension would be beneficial to no. 92

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 22.06.2022

Authorised by: Peter Barnett Date: 23 June 2022