Development Management – Delegated Officer Report

Application Number: AWDM/1182/24 Recommendation: APPROVE

Site: 43 The Drive, Shoreham-By-Sea, West Sussex

Proposal: Internal alterations. Removal of the side external staircase and block up the back door. Removal of the existing conservatory and replacement with a garden room upon the same footprint.

Date of Site Visit: 7th October 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling within a street of similar properties. There is an existing flat roof conservatory to the rear of the dwelling with steps down to the garden and a hipped roof garage set back to the side of the building. There is an entrance and steps to the side of the property, these will be removed as part of the development. The rear conservatory is to be removed and replaced with a gabled roof extension on the same footprint with the steps remaining to the garden. A zinc roof is proposed with the existing low level brick with white render above.

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 to the rear is to replace the existing flat roof conservatory. It will be higher than existing with a gabled roof. It will not be visible within the street scene and is modest in relation to the existing dwelling. The use of zinc and render will complement the existing dwelling whilst being subservient. The removal of the steps to the side of the dwelling will have no adverse impact in terms of visual amenity.

Residential amenity

The extension will be adjacent to the boundary of the attached dwelling, there is the blank side elevation of a neighbouring extension which is deeper than that proposed. There is glazing which faces this however there will be no loss of light, privacy or overbearing impact as a result.

To the other side the neighbouring dwelling is not attached and screened to some extent from the neighbour by the existing garage building. Although there is a window on this side also this will not result in any adverse impact. The existing conservatory is glazed on both sides.

The proposed extension and changes to the side stair will not cause any harm to adjacent occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials zinc and render

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: 9th October 2024

Authorised by: Peter Barnett Date: 9 October 2024