Development Management – Delegated Officer Report

Application Number: AWDM/1912/22 Recommendation – APPROVE

Site: Glenside, 13 Western Road, Shoreham-by-Sea, BN43 5WD

Proposal: Proposed rear (north) extension with two rooflights.

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 & Surroundings:

The application property is a mid-terrace, two storey dwelling, situated on the north side of Western Road in Shoreham, and is also located within the Shoreham Conservation Area.

The dwelling has an existing enclosure at the rear of the property which houses the boiler etc., and the side recess of this Victorian style dwelling has been closed off in order to create living accommodation.

Although middle of terrace, it appears to be of an earlier construction period than the adjoining properties to its east and west.

The Proposal:

The application seeks permission to widen and square off the rear former boiler enclosure, in order to provide a ground floor shower room, and provide doors to the new area.

A mono pitch roof will cover the new area, and also cover the open area, providing a covered way.

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15, 17
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2021

Relevant Planning History:

AWDM/1074/21 Single storey rear and side extension to north and west elevations **Approved 27.09.2019**

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the Conservation area.

Residential and Visual Amenity

The rear extension is relatively small in nature, but it will improve the appearance of the rear elevation.

It is separated from the neighbour to the west and sits on the eastern boundary with No.14. That property has its own rear extension and the proposal will not therefore adversely affect light or outlook from that property.

Further, as the extension sits well within the rear elevation of the dwelling, it is not visible outside of the site, it will therefore have no effect on the character or appearance of the Conservation Area.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 13.01.2023

Authorised by: Peter Barnett Date: 13 January 2023