Development Management - Delegated Officer Report

Application Number: AWDM/1283/21 Recommendation – APPROVE

Site: 41 Southdown Road, Shoreham-by-Sea, BN43 5AL

Proposal: Ground floor rear extension with mono pitch roof

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:

The application site is located on the west side of Southdown Road in Shoreham, and is within the Shoreham Conservation Area. The property is a two storey, middle of terrace dwelling. There is a two storey rear outrigger and the property backs onto Rope Walk, near its junction with Victoria Road. There is a garage across most of the width of the rear section of garden and a parking space/hardstanding area directly to the front of the garage abutting Rope Walk.

Most of the neighbouring properties also have rear garages and access off Rope Walk. Also, many have two storey outriggers of the same/similar proportions as those of the application site, although the neighbouring property no. 39 does not have the same form of outrigger, but does have a single storey side extension abutting the one at no. 41.

Proposal:

The proposal seeks permission to provide a single storey, mono-pitch roof, rear extension off of the existing outrigger.

The proposed extension measures to be some 3.3m wide x 2.8m deep x 3m high where it adjoins the building and approx. 2.6m high at the outside section.

Consultations:

Adur District Conservation Advisory Group: Approve

Representations: None received

Relevant History:

AWDM/0414/21 Single storey rear infill extension **Refused 04.05.2021**

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 surrounding area.

Visual & Residential Amenity:

The proposed single storey rear extension will be on the back of the existing two storey rear section, and will abut the boundary with no. 39 Southdown Road. It will be of modest proportions and thereby will not be a dominant addition to the property. By having a mono pitch roof it will also integrate well with the existing development by providing a punctuation to the tall two storey outrigger.

No windows are shown on the side elevation to no. 39, thereby there will be no overlooking onto that neighbouring property, and it would be reasonable to condition any permission to preclude windows in the north elevation of the extension.

The existing extension at no. 39 is set back from the end elevation and it sits to the south of the application site, thereby, there will be no material overshadowing or overbearing onto that property from the proposal.

No. 43 is located to the north of the proposal, with their rear outrigger being some 5.5m from the proposed extension, which is considered to be of an adequate distance so as not have their existing residential amenities materially compromised by the extension or by the proposed glazed doors shown to be provided within the north elevation.

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: 08.09.2021

Authorised by: Peter Barnett Date: 8 September 2021