Development Management – Delegated Officer Report

Application Number: AWDM/0624/24 Recommendation: APPROVE

Site: 4 Ravens Road, Shoreham-by-Sea, BN43 5AJ

Proposal: Single storey rear 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:

The application site is a semi-detached 2 storey dwelling situated on the east side of Ravens Road, Shoreham. The dwelling backs onto properties in Queens Place which is within the Shoreham Conservation Area, and is two houses away from the newly constructed Cecil Norris House to the south, which is a 3 storey block of flats. No. 4 has an existing single storey side garage.

Many of the other dwellings within Ravens Road have undertaken rear extensions, and others have converted their lofts into living accommodation. The adjoining dwelling no. 2 has a single storey rear conservatory extension 4.5m deep and approx. 1m from the mutual boundary with no. 4 (SU/67/05 refers).

The street scene and surrounding area contains a mix of houses and blocks of flats

Proposal:

The application seeks permission for a single storey, mono-pitched rear extension, measuring 5m wide x 4m deep x approx. 3.35m high.

The rear extension is shown to have full glazed doors to the east elevation and further full glazed doors to the north elevation, together with 2no. rooflights.

Relevant Planning History: None**.**

Representations: None received.

Consultations: None.

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 2023

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock 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 dwellings and their surroundings.

Visual amenity

The single storey rear extension will not be readily visible within the street scene as it is located to the rear of the dwellinghouse and there is no objection in principle to such an alteration. It's adjoining neighbour at no. 2 has already undertaken a rear conservatory extension which is 4.5m deep, which is deeper than the one proposed at the application site, which is shown to be 4m deep.

The proposed extension will be to the mutual boundary with no. 2, whilst the existing conservatory extension at no. 2 is approx. 1.1m from the mutual boundary.

Residential amenity

The proposed rear extension is not considered to result in a harmful loss of amenity for the occupiers of No. 2, particularly as it will be to the north of that property, and as there are no windows in the side elevation of the new rear extension facing no. 2, there will not be any overlooking problems.

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: 31.07.2024

Authorised by: Peter Barnett Date: 31 July 2024