Development Management – Delegated Officer Report

Application Number: AWDM/0089/24 Recommendation: Approve

Site: 4 Hawkins Close, Shoreham-by-sea

Proposal: Two single storey rear extensions, existing conservatory removed

Date of Site Visit: 31 January 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to an L-shaped detached bungalow in Hawkins Close. The bungalows in this part of the Close are staggered so that No. 4 sits forward of No.5 to the north and slightly behind No. 3.

It has a conservatory attached to part of the rear elevation. It is proposed to replace the conservatory with a single storey flat roofed extension to the same depth (2.6m) and to construct a new extension within an existing recessed area closest to the boundary with No. 3 (4.05m deep) and also flat roofed.

Planning History:

Various extensions approved

Consultations:

None

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 proposals are modest additions which respect the character and appearance of the dwelling. Being at the rear they will have limited visual impact.

Residential amenity

To the north, No. 5 has a side extension with windows facing towards the site. The proposed extension to replace the conservatory will not project any further back and the light and outlook to those side windows will not be adversely affected.

The extension in the recess will be next to a garage and outbuilding within No.3 on the boundary and will not cause a loss of light or outlook.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on the north or south elevation of the extension.

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: Peter Barnett Date: 13 February 2024

Authorised by: Gary Peck Date: 13 February 2024