Development Management - Delegated Officer Report

Application Number: AWDM/1455/18 Recommendation – APPROVE

Site: 1 Truleigh Way, Shoreham-By-Sea West Sussex

Proposal: Proposed single storey rear extension

Date of site visit: 29th October 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow on the northern side of Shoreham-By Sea. Ground levels reduce significantly from north to south. The garden has various level changes with a higher level lawn to the north side, with lower level decking to the south. There is a property to the north west of the bungalow which is significantly higher. The changes in levels give rise to overlooking and in some cases overbearing relationships between properties.

There is a flat roof garage to the north side of the bungalow attached to a higher level flat roof garage at no. 3 to the north.

Consent is sought to extend the bungalow to the rear by 2.5 metres the full width of the building a dummy pitch roof is proposed. The proposal is to enlarge the living space for the bungalow.

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 (July 2018)

Planning Assessment

Principle

The proposal comprises upgrading 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 dwelling and its surroundings.

Visual amenity

The extension is to the rear of the bungalow it is subservient in design, scale and appearance, materials will be conditioned to match existing. There is limited depth to the rear amenity space and this extension will not over dominate in this case. It will not be visible within the street scene, however it will be visible from the rear of surrounding adjacent properties.

Residential amenity

The main properties to be affected in this case are no. 3 to the north and no. 5 to the south. Due to the garages to the north and the subsequent distance between the proposed extension and the bungalow to the north there is not considered to be any adverse impact with regards to loss of light or overbearing impact.

To the south no. 5 is at a significantly lower ground level than the application site and has a rear lean to extension. The proposed extension is not overly deep and although it is within an elevated position adjacent to the boundary it will not result in any significant loss of light or overbearing impact. Amended plans have been received to change the window on the southern elevation to a high level window only to avoid any overlooking or perception of overlooking from the extension to the neighbouring rear garden below which would be unneighbourly in this case. Privacy has been protected by the condition attached below restricting any openings on the side elevation other than the high level window shown on the amended plan.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the north or south side wall of the extension. The high level window on the southern elevation shall be a minimum of 1.7 metres above finished floor level and shall remain as such at all times.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 5th November 2018

Authorised by: Peter Barnett Date: 6 November 2018