Development Management – Delegated Officer Report

Application Number: AWDM/1436/23 Recommendation: APPROVE

Site: 6 Buci Crescent, Shoreham-By-Sea, West Sussex

Proposal: First floor rear extension

Date of Site Visit: 21st November 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a two storey semi detached dwelling within a street of similar properties. There is an existing flat roof, single storey rear extension and consent is sought to add a first floor extension above part of the ground floor extension. It is to project the same depth (3m) and be set in from the boundary with the attached dwelling. A new window is to be installed in the rear elevation of the original dwelling at first floor as the extension will block an existing rear facing bedroom window. The extension is shown with a hipped roof in materials to match the existing building.

Consultations

Adur and Worthing Councils: Environmental Health: -

Private Sector Housing: -No comment.

Public Health: - Condition recommended for hours of work.

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 2021)
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 extension is to the rear of the site therefore it will not be clearly visible within the street scene. It is not overly large and is set down slightly from the main ridge and does not cover the entire footprint of the existing extension. The design and use of materials are in keeping with the existing dwelling.

Residential amenity

The main properties to be affected are those either side of the site. The attached dwelling also has a single storey rear extension to a similar depth. The extension is set in from the boundary by more than 1m and the submitted plans show the extension to not cross the 45 degree line when taken from the adjacent first floor window. This demonstrates that there will be no significant loss of light or overbearing impact to this adjacent window.

To the other side the neighbouring dwelling has side windows at ground and first floor which are obscurely glazed, it is not clear what rooms these windows serve. They do however as existing have no outlook and limited light as they face onto the side elevation of the existing building. There is however some spacing between the buildings. The rear extension will impact these side windows to some degree however taking into consideration the existing relationship and these being obscurely glazed it is not considered that any impact in terms of loss of light would be such to warrant a refusal in this case.

The new window would face to the rear and will be closer to the boundary than the previous window. However, it is not considered that there would be any material increase in overlooking, compared to the existing situation.

Environmental Health has recommended a condition relating to hours of work. It is not normal practice to add such a condition to a householder extension within a residential locality such as this. Therefore for consistency no condition is attached in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west 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: Hannah Barker Date: 27th November 2023

Authorised by: Peter Barnett Date: 28 November 2023