Development Management – Delegated Officer Report

Application Number: AWDM/0516/23 Recommendation: APPROVE

Site: 25 Hawkins Crescent, Shoreham-By-Sea, West Sussex

Proposal: Demolition of existing conservatory and construction of proposed single storey rear/side extension.

Date of Site Visit: 23rd May 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi-detached bungalow with rooms in the roof, a rear flat roof dormer and half hipped roof. There is a flat roof, single storey rear extension with a conservatory attached adjacent to the boundary with the attached bungalow. To the other side is a flat roof garage, set back to the side of the bungalow with a car port in front.

Consent is sought to remove the existing conservatory and garage and to build a single storey extension to the rear of the bungalow projecting also to the side. It will provide an ensuite bedroom and open plan living space.

South Downs National Park Authority: - No comment

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 large in relation to the main dwelling however taking into account the existing extensions and garage building which will be removed and/or incorporated into the extension, on balance the proposals are acceptable in terms of scale and character. The extension is mainly screened from the highway by the existing bungalow and the side projection will be visible however it is set back in a similar position to the front of the existing garage. The extension will be rendered to match existing and will have a half hipped roof. It will appear in keeping with the existing bungalow and will have no visual adverse impact.

Residential amenity

The main properties to be affected are those either side of the site. As stated above on the boundary with the attached bungalow there are existing extensions. The proposed extension will be slightly shallower than existing, however it will be slightly higher. On balance, taking into account the existing relationship between the site and the neighbouring attached dwelling the proposals can be supported and it is considered that no greater harm than currently exists will result.

To the other side the garage will be removed and the extension will partially take up this footprint. The extension is also adjacent to a similar garage at the neighbouring property. There will therefore be no adverse impact on this side either. The proposed extension can therefore be supported 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 west or east 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: 23rd May 2023

Authorised by: Peter Barnett Date: 23 May 2023