Development Management - Delegated Officer Report

Application Number: AWDM/0790/22 Recommendation – APPROVE

Site: 18 Sullington Way, Shoreham-by-Sea, BN43 6PJ

Proposal: Single storey flat roof rear extension

Date of site visit: Assessment has been assisted using the Applicants plans and photos; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is located on the east side of Sullington Way, Shoreham, and is a two storey, hipped roof, semi-detached dwelling. There is a drive to the side of the property and a detached outbuilding within the garden, close to the boundary with no. 16.

The adjoining property, no. 20, has undertaken extensions by the way of a hip to gable roof extension and rear dormer, plus a rear, single storey flat roof extension.

Other properties within the street have also undertaken extensions to the roof and or to the ground floor. Many also have outbuildings, and no. 28 has a two storey, flat roof side extension plus outbuildings

Proposal:

This application seeks planning permission for a full width, single storey rear extension measuring approx. 5.6m wide x 3.6m deep x 3m high

Consultations: None

Representations: None received

Relevant History:

ADC/0349/09 Single storey rear extension **Approved 22.10.2009**

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 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The rear extension will not be readily viewed from outside of the site, but will be viewed by the neighbouring properties no. 16 to the south and no.20 to the north.

No. 20 has an existing flat roof rear extension up to the boundary with the application site, and it is of a similar depth to that proposed at no. 18

No. 16 to the south does not have a rear extension, but it is located some 4m from the side of the proposed extension, which is considered an acceptable separation distance.

The dwelling to the rear of the application site (no. 17 Park Avenue) is more than 20m distant, it does have outbuildings to the end of their garden, but this will not be affected by the proposal.

A single storey rear extension was formerly approved at no. 18 of a similar size etc., to the current proposal, but this permission was not implemented.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 19.07.2022

Authorised by: Peter Barnett Date: 19 July 2022