Development Management - Delegated Officer Report

Application Number: AWDM/1387/19 Recommendation – Prior approval granted

Site: 13 Edburton Gardens, Shoreham-By-Sea, West Sussex

Proposal: Householder application for permitted development for prior approval for single storey extension to rear of property measuring 3.1m from rear wall of the original dwelling, maximum height 3.3m and height of eaves of the extension 2.4m

Date of site visit: 9.09.19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a link detached two storey dwelling within a cul de sac in north Shoreham. The current application seeks prior approval for a single storey extension with monopitch roof to the rear of the dwelling. A conservatory is to be removed and a larger extension 6 metres wide and 3.1 metres in depth.

Also submitted and for consideration is AWDM/1380/19 a proposal at the same address for a single storey extension to the rear of the garage.

Representations

1 email representation from occupier of 10 Edburton Gardens has been received in relation to this proposal objecting in relation to drainage and soakaway and light pollution.

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 (February 2019)

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 dwelling, it is not visible within the street scene. It is subservient to the main house and does not detract from the character and appearance of the locality.

Residential amenity

There are properties either side of the site and to the rear. To the east are the rear of properties in The Drive, these have long rear gardens and therefore the extension is at a significant distance from these properties. To the north is no. 10 Edburton Gardens who have made representations. The concern relating to light pollution is not such to warrant a refusal here. Such issues are commonplace within a residential area such as this where windows and glazed doors and rooflights are in close proximity to boundaries. The existing conservatory which is to be replaced would have a similar if not greater impact in terms of light pollution than the proposed extension. This relationship is acceptable.

To the west is no. 12, the garage at no. 13 is attached to the neighbouring dwelling. The proposed extension which is the subject of this application is set in from the boundary with no. 12 and will have no adverse impact here is terms of loss of light, privacy or overbearing impact.

Drainage Issues

The representation made refers to concerns in relation to the proposed soakaway and drainage methods. These issues are not for consideration here and will be assessed and controlled at Building Control stage.

Recommendation

APPROVE

Subject to Conditions:-

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

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

1. 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.
2. The applicant is advised that the proposed soakaway and drainage methods shall be discussed with Building Control prior to commencement of works.

Case Officer: Hannah Barker Date: 2nd October 2019

Authorised by: Peter Barnett Date: 2 October 2019