## Development Management - Delegated Officer Report

**Application Number:** **Recommendation – APPROVE**

**Site:** **15 Edburton Gardens Shoreham-By-Sea, West Sussex**

**Proposal:** **Single storey side/rear extension with external steps and handrail, conversion of part of garage to shower/utility.**

**Date of site visit: 24th April 2018 to assess the original application, photos have been submitted to show that the adjacent properties are unchanged and the assessment remains the same.**

**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 of similar properties at the north side of Shoreham-By-Sea. As existing there is a flat roof porch and garage and a conservatory to the rear.

Consent was granted in 2018 under AWDM/0323/18 to remove the existing rear conservatory and build a larger brick built extension which extends 3.5 metres from the rear of the dwelling and wraps around to the side of the dwelling behind the existing garage. This provided an enlarged kitchen, living dining space. The extension had a half hipped roof and a roof lantern.

This consent has since lapsed and the current application is for the same proposal.

**Consultations**

***West Sussex County Council Highways Authority: -*** Following development the existing garage will not be able to be used as parking space however the LHA does not consider the existing garage as parking provision as it is likely only large enough for a small car it is reasonable to consider it is therefore used as storage. The site does benefit from an existing driveway for one space. The LPA may wish to consider the potential impacts on on-street parking from an amenity point of view. The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network therefore is not contrary to the National Planning Policy Framework (Para 109) and that there are no transport grounds to resist the proposal.

**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 (March 2012)

**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.

The site and surrounds remain as was previously the case when the application in 2018 was assessed therefore the impact remains the same as previously considered.

**Visual amenity**

The extension is to the rear of the dwelling, the wrap around section is to the rear of the existing flat roof garage, the tiled roof will sit higher than the existing flat roof and would be visible from the street. However it is considered that this is acceptable, it is only a slight increase above the existing flat roof and it is set back from the front of the property.

The extension is considered to be subservient to the main dwelling and materials are to match existing. There are steps proposed leading from the extension to the rear garden.

**Residential amenity**

The main properties to be affected are those either side of the site, nos.16 and 14. The extension will be 3.5 metres deep adjacent to the boundary with no. 14. This complies with the Council's Development Management Standards and therefore it is not considered that the extension will result in any adverse impact.

No 16 has a rear conservatory, the proposed extension and addition to the rear of the garage will bring the dwelling closer to this neighbouring property. Due to the depth of the extension being limited to 3.5 metres it is not considered that there will be any significant detrimental impact with regards to loss of light or overbearing impact. The wrap around extension will bring the building closer to the boundary yet due to the limited depth and existing adjacent extension the impact would not warrant a refusal here.

There would be no significant overlooking, a side door is proposed adjacent to the neighbouring conservatory. There is currently a clearly glazed conservatory at the application site, due to the proximity to the boundary a condition is attached to restrict the door to be obscurely glazed. Also a condition restricting any further openings on the side elevations of the extension.

As stated above there are no highway objections to the loss of the garage.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows or opening in the east or west elevation side door shall be obscurely glazed.

**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: 29th July 2021

Authorised by: Peter Barnett Date: 29 July 2021