Development Management – Delegated Officer Report

Application Number: AWDM/0041/22 Recommendation: APPROVE

Site: 29 The Drive, Shoreham-By-Sea, West Sussex

Proposal: Side and rear ground floor extension, first floor side and rear extension including loft conversion. (Amended resubmission of previously approved AWDM/0696/22).

Date of Site Visit: visited to assess previous application

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a semi detached two storey dwelling within a street of properties of similar design many of which have been extended and altered over time. There is an existing ground floor flat roof extension adjacent to the boundary and adjacent is a single storey extension with steep pitched roof. There is a cat slide roof to the side. A single storey out building is in the rear garden adjacent to the southern boundary. Many neighbouring properties have added a flat roof dormer to the side of this roof to extend at first floor. Consent was granted under AWDM/0696/22 for a side and rear ground floor extension, first floor side and rear extension including loft conversion. The current application seeks to amend the former scheme. The loft conversion remains unchanged and the single storey extension is increased in footprint, coming further forward to the side of the house. The angle of the extension adjacent to the boundary with the attached dwelling is squared off and some additional footprint is added onto the corner where the side and rear extension join.

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 single storey extensions are mainly to the rear of the dwelling and are not visible within the street scene. The side projection is coming further forward than that previously approved which was inline with the neighbouring garage. This projection is not considered to have any visual adverse impact in this case, it remains well set back from the front of the building.

Residential amenity

The depth of the single storey extension adjacent to the boundary with the attached dwelling remains the same as previously approved at 3.3 metres. Therefore the squaring off of the extension will have no greater impact upon the adjacent occupiers. There is also some increased footprint to the rear of the side extension along the southern boundary, this is adjacent to the neighbours garage/outbuilding therefore no adverse impact will occur. The front projection is adjacent to the driveway of the neighbouring house and alongside their garage. The main entrance door faces towards the extension. No adverse loss of light or overbearing impact would result in this case to warrant a refusal.

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 north or south elevation of the extension or roof slope. First floor side windows serving the bathroom and dressing room high level opening only and obscurely glazed unless above 1.7 metres finished floor level.

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: 9th February 2023

Authorised by: Peter Barnett Date: 9 February 2023