Expiry Date - 25/09/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1046/23 Recommendation – APPROVE

Site: 5 The Driveway Shoreham-by-sea West Sussex BN43 5GG

Proposal: Single storey rear and side extension

Date of site visit: 04/09/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the west side of The Driveway within a residential area north of Shoreham-by-sea. The property is a semi-detached two-storey household comprising predominantly beige coloured wet dash render elevations with painted blockwork skirt, a plain tiled gable roof, and white UPVC openings.

The property has an unusual footprint and shape with the side (north) of the building line doglegging outward to the rear of this elevation and then stepping down to a lean-to structure at the rearmost point, and the southerly side of the rear elevation projects at a slightly greater distance into the garden. The attached property to the south No. 3 The Driveway appears to have been a mirrored copy of the application property before it was extended to infill the gap left at first-floor level above the lean-to. This neighbour has also extended their property to the rear (west) by way of a rear conservatory which projects to the northerly side of their elevation, alongside the shared boundary with the application property. No. 7 The Driveway is the adjacent property to the north and is much alike to the application property in terms of its design, form, scale, and footprint and plot size. No. 7 is spaced a moderate distance and exhibits a relatively large pitched roof detached garage which sits behind their rear building line and abuts the shared boundary with the application property.

The rear garden space of the property is generous and extends relatively deep. A relatively large outbuilding is located to the rear of the plot.

Proposal:

Permission is sought for a flat roof single-storey rear and side extension with parapet wall and 2No. roof lights. The extension would project from the rear of the property by approximately 4.2m to the northerly side and 3.47m to southerly side, have a width of 6.56m, and height to top of parapet of approximately 3.1m (2.88m to flat roof height). Bi-fold doors are proposed to the rear (west) along with 1No. window. Other alterations include a

replacement rear (west) utility window, a replacement side (north) utility door, and the replacement of the lean-to utility roof with a flat roof to measure the same height at maximum as the proposed extension (approximately 3.1m). The extension would comprise matching elevations, a single ply membrane roof, UPVC windows, and aluminium bi-fold doors.

Representations: None received.

Consultations: None undertaken.

Relevant Planning History:

Planning permission granted at the attached neighbour property to the south No. 3 for First floor rear/side extension to South/West elevation under AWDM/0586/19, decision issued 13 Jun 2019.

Planning permission at No. 7 to the north relating to a rear conservatory (under SU/198/02/TP/2010, the Demolition of existing conservatory and construction of single storey rear extension (under AWDM/0735/18), Proposed single storey rear (West) extension with roof lantern (under AWDM/0073/23), and Application for a Lawful Development Certificate for Proposed rooms in roof consisting of hip to gable roof extension, rear dormer with Juliet balcony and front roof lights. Alterations to soil/vent pipe (under AWDM/0489/23).

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 character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The extension would not be visible to the public realm by virtue of its siting to the rear of the property and set in from the side (north) projection. The replacement flat roof to the utility room would be visible to a small section of the public realm along The Driveway; this is considered to be a minor

alteration that would not be dominant nor cause unacceptable harm to the street scene. There are multiple examples of rear extensions/ conservatories and other forms of alterations to dwellings in the immediate and wider locality, most notably at the adjacent properties. An extension of sympathetic proportion, form and design is proposed which would respect the existing layout and character of the dwelling and surrounding area. The occupant(s) will continue to enjoy a deep garden. There will be no adverse impact to visual amenity as a result of this extension.

Residential Amenity

The extension is considered to be of an overall modest scale in this context; the extension would not project more than 3.5m and would align with No. 3's rear conservatory to the south. Whilst No.3's conservatory would be slightly taller at maximum height, the proposed extension would have a heavier roof form and would reduce the admittance of light into the conservatories existing side (north) high horizontal windows. However, No. 3 is situated to the south of the application property and has large doors and windows to both the rear (west) and side (south) elevations, thus, the subsequent loss of light to the side (north) windows would not be to an unacceptable degree.

The extension would project at a greater distance to the northerly side (4.2m). Again, this is not considered to be to the detriment of the adjacent neighbours to this direction by virtue of the presence of this neighbours pitched roof garage which abuts the shared boundary and would provide screening. The heavy roof form (including the replacement flat roof to utility room) would result in some loss of light to this neighbours side (south) high horizontal window which serves their kitchen. However, the windows serving as the primary source of light admittance into the room are located to the rear (west) which would be unaffected by the proposal. Thus, no material loss of light would occur.

The agent provided amendments omitting the originally proposed high horizontal window to the side (south) amid overlooking concerns. No unneighbourly overlooking would occur as the only openings proposed would face into the applicants own garden and/ or be in positions where they are already established.

There are no residential amenity grounds to resist this proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. No Openings Side Elevations

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Informatives:-

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Jason Albon Date: 22.09.2023

Authorised by: Peter Barnett Date: 25 September 2023