Development Management - Delegated Officer Report

Application Number: AWDM/1077/19 Recommendation – Approve

Site: Le Coin Fleuri, 40 The Martlets, Shoreham-By-Sea

Proposal: Single-storey rear extension to west elevation

Date of site visit: 18 July 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a small bungalow which has been constructed in the former rear garden of 38 Buckingham Road, on the corner of The Martlets and Nicolson Drive. Condition 8 of the planning approval (SU/228/00) removed permitted development rights for future extensions due to the relatively small size of the plot.

The proposal is for a hipped roof rear extension measuring 3.8m deep and 6.2m wide off the NW corner of the property.

Relevant Planning History

SU/228/00 – Detached Two-Bedroom Bunglalow (With Integral Garage) at Rear (Access to Nicolson Drive) - approved

Consultations

None

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 (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 will be visible from Nicolson Drive. However, it is not considered that it will cause significant visual harm to the street scene. It will reduce the distance to the rear boundary to just 3m and will leave a courtyard garden area of approximately 42m2 for what is now a three bedroom property (the original integral garage having been converted into a third bedroom at some point).

While the external amenity space would be substandard (the Council's guidance recommends 85m2 for a 3 bedroom property), it is considered that in this case sufficient garden area would remain for the enjoyment of the current occupier(s). A further reduction of the rear garden in the future is unlikely to be acceptable however.

The proposal is considered to be sufficiently different from the case dismissed at appeal in 2018 for an extension at 3 Nicolson Drive (AWDM/0432/18), where the resulting garden would have been only 25m2 in area.

Residential amenity

The extension is separated from its neighbours and it will not have an adverse impact on the residential amenities of adjoining occupiers.

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

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: Peter Barnett Date: 23 August 2019

Authorised by: Gary Peck Date: 23 August 2019