Development Management - Delegated Officer Report

Application Number: AWDM/1673/20 Recommendation – APPROVE

Site: 10 Anchor Close, Shoreham-By-Sea, West Sussex

Proposal: Demolition of existing conservatory and construction of proposed single storey rear extension.

Date of site visit: Use of Google Maps and photographs

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey end of terrace property facing onto Shoreham Harbour with a narrow rear garden with garage to the rear. As existing there is a conservatory to the rear the full width of the site, it is 3.3 metres in depth with chamfered sides set in from the boundaries on either side.

Consent is sought to replace the conservatory with a solid lean to brick and tile extension with roof lights, this will be to the same over all depth of 3.3 metres, with square corners in filling adjacent to the boundaries.

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 existing conservatory is visible from the highway to the south and the footpath to the side. The extension will also be visible, in materials to match existing and at the

same scale; there will be no greater impact here. The extension will be in keeping with the character and appearance of the existing building and surrounding built environment. Other properties along this row of terraces have rear extensions and conservatories.

Residential amenity

The main property to be affected in this case is the attached dwelling to the eastern side of the site. The extension abuts the boundaries on either side and due to the footprint of the extension and the solid materials does have a greater impact than the existing conservatory. However in this case as the depth is limited to 3.3 metres this complies with the Council's Development Management Standard which allows for extensions up to a depth of 3.5 metres in cases such as this. The extension is therefore considered to have no adverse impact in terms of loss of light, privacy or overbearing impact which would warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on east elevation of the extension.

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 November 2020

Authorised by: Peter Barnett Date: 9 November 2020