Development Management – Delegated Officer Report

Application Number: AWDM/1243/24 Recommendation: APPROVE

Site: 38 Nursery Close, Shoreham-by-Sea, BN43 6GJ

Proposal: Single storey side/rear extension (store removed).

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the west side of Nursery Close and is a semi-detached bungalow with a rear outrigger. The property has a rear, infill extension between the outrigger and the mutual boundary to no. 37, and there is a detached garage to the side of the dwelling, set back from the front elevation of the bungalow.

The adjoining bungalow, no. 37 has also constructed a single storey infill extension to the rear, which directly abuts the boundary with no. 38

The site is not a Listed Building or within a Conservation Area.

Proposal:

The application seeks permission for:-

- Single storey flat roof with false pitched roof to the front, extension to the side, which will replace the existing garage;
- The extension is shown to measure 3.48m wide x 5.88m long x approx. 2.6m high.

Relevant Planning History:

SU/9/87/TP/FP Garage (replacement of car port previously approved.
Approved 19.02 1987

Representations: Letter received from occupier of No.37 stating No Objection

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 2023

Planning Assessment

Principle

The proposal comprises upgrading of 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 dwellings and their surroundings.

Visual and Residential amenity

The proposed side extension will have a slightly larger footprint than the garage it is replacing, but nevertheless will still leave a gap of 1m between it and the mutual boundary to no. 39 at its rear and a gap of some 750mm between it and the same boundary at its front.

Many of the properties within Nursery Close have some form of side extension such as garages or side porch (as no. 39), and general extensions. These side structures are anywhere from the front elevation to the rear of the bungalows, thereby exhibiting no great uniformity of positioning. The proposal therefore will not be out of character with the street scene or result in any material loss of visual or residential amenity to neighbouring properties.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative:

1. Approved without amendment.

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

Case Officer: Eve Hearsey Date: 23.10.2024

Authorised by: Peter Barnett Date: 23 October 2024