Development Management – Delegated Officer Report

Application Number: AWDM/0208/23 Recommendation: APPROVE

Site: 63 Parklands, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension

Date of Site Visit: 27th March 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey terraced property within a housing development of similar properties within Shoreham. Consent was originally sought for a single storey rear extension 1.8 metres in depth and an outbuilding/studio to the rear of the site within the rear garden. Officers considered that the outbuilding was too large and over dominated the rear garden and impacted on character and would also remove amenity space for the current and future occupiers. This has been removed from the plans and the applicant is going to explore options under permitted development. Consent is therefore sought for the rear extension only.

A condition was attached when the consent was granted for 81 homes which restricted development including garages and extensions to the dwellings. Therefore in this case the extension requires planning permission despite its limited depth.

Adur and Worthing Councils: Environmental Health: - A contaminated land condition is recommended.

Representations

No representations have been 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 dwellinghouse was permitted under application SU/144/83/TP, which contains a restrictive condition (10), preventing extensions without the prior permission of the LPA. (*"Notwithstanding the provision of the Town and Country Planning General Permitted Development Orders 1977/81, the proposed dwellinghouses shall not be extended and no garage erected within their curtilages without specific planning permission from the Local Planning Authority")*

Although the extension is modest in scale, due to the orientation of the building it will be visible from the street scene to the rear of the property. However the extension is limited in depth, and will not impact upon the character and appearance of the existing dwelling or street scene. Materials will be used to match existing, the flat roof design is not harmful. There are other rear extensions visible within the locality.

Residential amenity

The buildings are slightly staggered to the rear and therefore the extension projects less beyond the property to the north than that to the south. However the maximum projection is limited to 1.8 metres. Development Management Standards state that single storey extensions adjacent to the boundary can project up to 3.5 metres in depth. In this case the extension is much less and the properties are narrow and have small rear gardens therefore this scale is acceptable in this case. No loss of light or overbearing impact will occur to surrounding properties.

It is noted that Environmental Health has recommended a contaminated land condition. It is common practice to use an appropriate informative in householder cases such as this and for consistency this is attached.

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 side elevations

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments
2. Contaminated land

Case Officer: Hannah Barker Date: 11th April 2023

Authorised by: Peter Barnett Date: 11 April 2023