Development Management – Delegated Officer Report

Application Number: AWDM/1630/22 Recommendation – APPROVE

Site: 41 Corbyn Crescent, Shoreham-by-Sea, BN43 6PQ

Proposal: Single storey rear extension

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

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

Corbyn Crescent comprises two storey terraced dwellings although there are a few semi-detached dwellings within the area also. No. 41 has the addition of an underpass walk through from the front to the rear. The properties were constructed with a small rear extension. Many of the dwellings have undertaken ground floor extensions, although in the main, modest in size. And many of the properties have rear outbuildings of various sizes.

No. 41 has a long rear garden, and backs onto allotments

The Proposal:

The application seeks permission to remove the existing rear additions and to replace with a single storey rear extension, measuring approx. 5m deep x 6.2m wide x 3.2m high with a false pitch roof and a flat top.

Consultations:

Env. Health: Public Health & Regulation:

Apply pollution informative.

Representations: None received

Relevant Planning Policies

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

Relevant Planning History:

None

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an existing residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Residential and Visual Amenity

The proposed extension will be to the rear of the terraced dwelling where it will not be readily viewed from the front of the property. But it will be viewed by its immediate neighbour's no.'s 39 & 43 Corbyn Crescent.

The proposed extension will replace existing small rear extensions, windows and doors on the rear of the property. It will be set approx. 1m from the boundary with no. 39, and approx. 1.4m from the boundary with no. 43.

No. 39 has an existing rear extension at the boundary with the application site, and the proposal will extend some 3m beyond the rear of this extension, thereby meeting the requirements of the SPG 'Extensions and Alterations to Dwellings.'

No. 43 to the east, has a rear glazed door approx. 1m from the mutual boundary with the application site, and using the 45^0 rule, running a line from the centre point of this glazed door, the line would intersect with the extension as originally submitted, however the proposal has subsequently had its outside corner wedged, thereby eliminating any potential overshadowing onto no. 43.

The proposal is thereby an acceptable extension which will not harm the existing residential or visual amenities of its neighbours.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Materials
4, Windows

Informative

1. Approved following amendment
2. Pollution

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

Case Officer: Eve Hearsey Date: 07.12.2022

Authorised by: Peter Barnett Date: 7 December 2022