Development Management - Delegated Officer Report

Application Number: AWDM/1197/14 Recommendation – Approve

Site: 24 Riverside, Shoreham-By-Sea
West Sussex, BN43 5RU

Proposal: Single storey rear extension and new front porch

Date of site visit: 8 October 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow on Riverside. It has a glass porch on the front elevation and is an L shape at the rear. It is proposed to construct a larger porch measuring 1.5m deep and 3.4m wide with a flat roof 2.5m high.

At the rear, a single storey flat-roofed extension is proposed within the recess of the L-shape, measuring 2.8m deep, 4.6m wide and 2.8m high. It requires permission because the top of the roof projects above the height of the eaves of the original property.

The original proposal was for a much larger extension, providing a first floor to the building. The applicant was advised that an extension of that scale would not have been acceptable and amended plans have now been received showing ground floor extensions only.

Relevant site history

None

Consultations

None

Representations

2 letters of objection received to original plans.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)

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 dwelling and its surroundings.

Visual amenity

The proposed rear extension will not be visible from the street. It is of a modest scale which will not harm the character or appearance of the original bungalow.

The front porch will be a more solid construction, with reduced glazing. It will be 1.4m wider than the existing porch but only 0.2m deeper. The plans have been amended from the original proposal to reduce its depth from 1.9m to 1.5m. On balance, while close to the pavement, it is not considered that it will be unduly intrusive in the street scene or harmful to the character of the existing dwelling.

Residential amenity

The rear extension will not have an adverse impact on neighbours. The bungalow to the west has a blank side wall facing the site while the properties to the rear are not affected. The neighbour to the east is screened by the existing projection at the rear of No.24.

The porch will also not harm the amenities of neighbours, with no windows affected.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. To incorporate flood mitigation measures
4. Approved plans

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 17 November 2014

Authorised by: Gary Peck Date: 17 November 2014