Expiry Date – 24/10

Development Control – Delegated Officer Report

Application Number: AWDM/1308/17 Recommendation – Approve

Site: 49 Adur Avenue, Shoreham

Proposal: **Replacement single storey rear extension with raised platform and 1.8 m high privacy screen to west elevation.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 20.9

Site and Surroundings

This application relates to a semi detached bungalow on the south side of Adur Avenue in the established heart of residential Shoreham. The bungalow has been extended into the roof and has a ground floor rear extension. It has a driveway on its east side and a detached garage in the rear garden beyond the rear building line.

Land slopes south from the road with the internal floor level considerably above rear garden level.

The property is not in a conservation area and is not listed. There are no protected trees on the site.

Proposal

Planning permission is sought to replace the existing rear timber extension with a larger extension measuring 3.66 metres in depth, 4.75 metres in width and 4 metres in height. Also proposed is a rear deck area 2.9 metres in depth the full width of the bungalow with steps onto the driveway at the side.

Relevant Planning History

None.

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Saved Local Plan policies AG1, AH2, AH5 and AH7 and Appendix 11 including Supplementary Planning Guidance comprising 'Development Control Standard No. 3 Extensions and Alterations to Dwellings'.
Emerging Adur Local Plan Policies 1, 2 and 15

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. Of primary consideration is the impact of the proposal on neighbour amenity.

Assessment

The rear extension is proposed to the same depth as an existing extension at No. 51, to the west. It will not cause harm. The proposed deck is beyond this and it is proposed to be screened from No. 51 by a 1.8 metre high privacy screen. This will protect neighbour's privacy .

No. 47, to the east, is the other side of the applicant's drive and has an extension to the same depth as proposed and a boundary wall beyond with trellis and shrubbery above. It has no side windows facing the extension or terrace.

Neither the extension, nor the decked area will cause any harm to residents of No. 47.

The proposal is at the rear of the dwelling. It will not be visible from the road. It is to be fake timber clad in Cedral cladding by Marley Eternit. Because of its rear position it is also acceptable in visual amenity terms.

Recommendation APPROVE subject to the following conditions:

1. Approved plan
2. 3 years
3. Details of privacy screen.

Informative

1. 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.

Is recommendation contrary to any representations? N

Case Officer signed:	MOK	Date: 11.10.17
Authorised and signed by:	Peter Barnett	Date: 11 October 2017