Expiry Date – 11/7

Development Control – Delegated Officer Report

Application Number: AWDM/0706/18 Recommendation – Grant

Site: 28 Stoney Lane, Shoreham

Proposal: Single storey rear extension.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 5/6/18

Site and Surroundings

This application relates to a semi detached hipped roof bungalow on the west side of Stoney Lane and corner of Kingston Close. The property has a half width single storey rear extension.

It is not in a conservation area and is not a listed building.

Proposal

Planning permission is sought to widen the ground floor rear extension to full width. The original application included extensions at roof level. The applicant has withdrawn this element of the proposal and intends to pursue roof extensions under permitted development.

Relevant Planning History

19/49 – Garage.

Consultations

None undertaken.

Representations

One letter received as follows:

'I am the joint owner of 30 Stoney Lane with my wife. We have discussed the proposal and have no objection to it going ahead.
However, if it is at all possible, we would ask that the applicants be asked to consider obscure glass for both first floor windows as they would look directly into our kitchen which in turn has a door into our primary bedroom.
I also realise that this is not enforceable and would be up to the applicant's discretion.'

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

The proposed ground floor rear extension is 2 metres deep and 2.7 metres high. It will sit alongside a similar depth extension at its paired neighbour, 48 Kingston Close and have no impact. No other neighbour will be affected either.

Works at roof level no longer form part of this application.

Character

The extension will not be visible from the public realm. It is a typical rear addition.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to match

Informative

1. 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.

2. The extensions at roof level shown on Drawing No. AP/102/23 B do not form part of this approval and no assessment of whether they meet the requirements of permitted development has been made. You are advised to submit a Lawful Development Certificate application for the works to the roof.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 21.6.18
Authorised and signed by:	Peter Barnett	Date: 21 June 2018