Development Management – Delegated Officer Report

Application Number: AWDM/1491/23 Recommendation: Approve

Site: 9 Windlesham Road, Shoreham-by-sea

Proposal: Single Storey Extension to the Side and Rear

Date of Site Visit: 15 November 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a semi-detached house on the south side of Windlesham Road. It is proposed to construct a single storey extension at the rear of the existing attached garage on the east side of the house. It will be slightly taller and wider than the garage and will be contemporary in appearance, being finished in scorched black timber cladding with a grey GRP mono pitched roof.

Planning History:

None

Consultations:

None

Representations

None

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)

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 extension will not match the character or materials used in the original building. However, it is set back from the street, behind the garage and will only be partially seen from the street. In any event, it is not considered that its form or appearance will cause visual harm.

Residential amenity

The extension will run along the side of the house and will leave a gap of 1m to the boundary with No.7 to the east. That property has a glazed lean-to extension on the boundary with several windows facing onto No.9. The proposed extension will be largely positioned beyond these windows and, with its low, sloping roof it is not considered that it will cause a harmful loss of light or outlook.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Peter Barnett Date: 5 December 2023

Authorised by: Gary Peck Date: 5 December 2023