Development Management – Delegated Officer Report

Application Number: AWDM/1138/22 Recommendation: APPROVE

Site: 86 Gordon Road, Shoreham, West Sussex

Proposal: Single storey rear extension with render. (Resubmission of AWDM/1361/21).

Date of Site Visit: 22nd September 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey, semi detached traditional style dwelling house it has a two storey outrigger with a lean to single storey storage projection to the side. Consent was originally sought under AWDM/1361/21 for a contemporary design with cladding to replace this lean to to the side, it was higher than existing and wider. This application was withdrawn pending design changes which have now been submitted with the current application. Proposed here is a replacement lean to extension similar to existing, slightly wider with a window proposed on the side and rear elevation and roof lights. The extension is to be rendered with a tiled roof to match existing. It will provide an enlarged kitchen, dining area.

Representations

None received.

Consultations

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)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 is to the rear of the property, it will not be visible within the street scene, it replaces a very similar structure. It will be slightly wider than existing and the render will match existing with a tiled roof. The extension is subservient to the main dwelling and sympathetic in style and design.

Residential amenity

The main property to be affected is the adjacent dwelling to the west, a similar style dwelling. There is a high wall between the properties with vegetation cover. There are windows the other side of the wall at the adjacent dwelling. The extension however is very similar to existing with a window facing the boundary, similar roof and finish just being slightly wider. It is not considered that the proposal will result in any additional overlooking or loss of light than already exists. There would be no justification for a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on west elevation.

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: Hannah Barker Date: 28th September 2022

Authorised by: Peter Barnett Date: 28 September 2022