Development Management - Delegated Officer Report

Application Number: AWDM/0491/19 Recommendation – APPROVE

Site: 18 Church Green, Shoreham-By-Sea, West Sussex

Proposal: Demolition of existing conservatory and construction of single storey rear extension.

Date of site visit: 13th May 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey end of terrace property within an estate of similar style dwellings. The site is accessed via a shared access from the highway which leads to a communal parking area to the west of the site. There is an existing conservatory to the rear of the property; consent is sought to remove this and construct a single storey brick and tile, hipped roof extension with roof lights. The extension is to be 3 metres deep and will have a maximum height of 3.6 metres. It is wider than the existing dwelling, overhanging to the west side by 1 metre. For this reason the proposed extension requires planning permission as a 3 metre deep extension would normally be permitted development.

It should also be noted that a Lawful Development Certificate has been submitted for a loft conversion at this property with rear dormer and front roof lights AWDM/0492/19.

Representations

None received

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading 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

Due to the position of the property set back from the highway at the end of the terrace adjacent to the parking area the extension will not be visible within the street scene. It is in keeping in scale with the main dwelling and materials will be used to match existing. The side projection will not give rise to any harm to the established built environment.

Residential amenity

The extension will be visible from properties to the rear of the dwelling, however the main property to be affected is the adjacent attached terrace no. 19. There are no extensions adjacent to the application site and as stated above the extension is proposed at 3 metres in depth. It is therefore not considered that there will be any loss of light, privacy or overbearing impact in this case. Development Management Standards state that an extension could be built up to 3.5 metres adjacent to the boundary in a case such as this. Therefore no adverse impact will occur here.

Recommendation

APPROVE

Subject to Conditions:-

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

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: 14th May 2019

Authorised by: Peter Barnett Date: 14 May 2019