Development Management - Delegated Officer Report

Application Number: AWDM/0335/18 Recommendation – Approve

Site: 7 Buci Crescent, Shoreham-By-Sea

Proposal: Single storey rear extension with two rooflights, existing conservatory removed

Date of site visit: 27 April 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow on the north side of Buci Crescent. It has an existing conservatory which it is proposed to remove and replace with a single storey flat roofed extension across the full width at the rear. It will measure 4.7m deep and its roof will sit just above eaves level of the bungalow with two raised rooflights.

Relevant site history

None

Consultations

None

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 (March 2012)

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

The extension is at the rear and will not have an adverse impact on the street scene. The extension is deeper than the 3.5m recommended in the DM Standard for residential extensions but it is in keeping with an extension on the attached property and will not represent over development.

Residential amenity

As referred to above, the depth of the extension exceeds the recommended distance by more than 1m. However, the attached property has its own deep extension and this proposal will not be any deeper. To the west, the adjoining bungalow has a rear conservatory and there is reasonable separation to avoid any adverse impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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: 27 April 2018

Authorised by: Gary Peck Date: 27 April 2018