Development Management - Delegated Officer Report

Application Number: AWDM/0247/17 Recommendation – Approve

Site: 275 Upper Shoreham Road, Shoreham-By-Sea

Proposal: Single storey rear extension

Date of site visit: Seen previously (4 March 2016)

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached dwelling on the south side of Upper Shoreham Road, close to Buckingham Park. Permission is sought to replace an existing rear conservatory with a single storey rear extension measuring 6m deep, 6.6m wide and 3.3m high. It will be flat roofed with a pitch at the front. It will be white rendered with facing brick to match the existing house.

Relevant site history

AWDM/1863/15 - Application for Lawful Development Certificate for proposed rear dormer to south elevation – granted

AWDM/0559/16 – Balcony with privacy screens at second floor south elevation - approved

Consultations

None

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 would be much larger than that which is permitted under the DC Standard. However, the property is large and enjoys a garden in excess of 40m in length. The proposal would not represent an overdevelopment of the site and would not be out of character with the host dwelling or its attached neighbour to the east, where there is an equally large rear extension.

Residential amenity

The extension would be to the same depth as the extension at No.273 to the east and would not cause any loss of amenity to those residents. It would also be sufficiently distant (just under 4m) from the boundary with No.277 to the west to not cause any loss of amenity to those occupiers either.

Recommendation

APPROVE

Subject to Conditions:-

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

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: 17 March 2017

Authorised by: Gary Peck Date: 20 March 2017