Expiry Date - 26/06/2018

# Development Control – Delegated Officer Report

**Application Number: AWDM/0719/18**

**Recommendation:**
**PRIOR APPROVAL NOT REQUIRED**

**Site:** **190 Upper Shoreham Road Shoreham-By-Sea West Sussex BN43 6BG**

**Proposal:** **Householder application for permitted development for prior approval for single storey extension to rear of property measuring 6m from rear wall of the original house, maximum height 4m and height of eaves of the extension 3m.**

**Date of site visit:** 20.06.18

**Neighbours checked:** Yes

**Additional neighbour notifications:** No

**Site and Surroundings**

No.190 is a semi-detached house with an existing conservatory at the rear which is approximately 2.5m deep. The adjoining dwelling No.192 to the west has a 4m deep single-storey rear extension which abuts the boundary.

**Proposal**

Under the 'Larger Home Extensions' scheme, it is proposed to replace the conservatory with a 6m deep extension to the rear of No.190; it would have a maximum height of 4m to the top of a roof lantern on the flat roof and 3m to eaves.

**Relevant Planning History:**

AWDM/0560/18 for same proposal was withdrawn because the plans were inaccurate.

**Representations:**

The neighbour at No.192 states that she does not object in principle to a rear extension at No.190 but considers a 6m depth excessive. She states that it will have a considerable impact on her daylight in the mornings. Her extension has recently been refurbished and the brick wall will be unsightly and intrusive. The objector also considers that the plan is still inaccurate

**Relevant Planning Policies**

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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**

The key consideration is the effect on the residential amenities of No.192 only. As the objector's extension is 4m deep, under Council guidelines, it is acceptable for an adjoining neighbour to erect an extension up to 3.5m in depth from the existing rear wall of the neighbour. As the proposal is only 2m deeper than the neighbour's, it complies with the guidelines. Also there will be no effect on daylight in afternoon and evening.

**Recommendation**

**PRIOR APPROVAL NOT REQUIRED**

**Is recommendation contrary to letter(s) of representation? YES**

Case Officer: Sarah Foster (pp Elaine Rousseau)
Date: 25.06.18

Authorised by: Peter Barnett
Date: 25 June 2018