Development Management - Delegated Officer Report

Application Number: AWDM/0378/15 Recommendation - Approve

Site: 312 Upper Shoreham Road, Shoreham-By-Sea West Sussex, BN43 6BA

Proposal: Single storey rear infill extension

Date of site visit: 15 April 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached dwelling on the north side of Upper Shoreham Road. It was extended in 2004 with a single storey and first floor pitched roof rear extension (SU/212/03) and was previously extended across the rear with a single storey flat roofed addition. Permission is now sought to construct a flat roofed extension at the rear to infill a space between the pitched roof extension and the boundary.

It will measure 3m deep and 3m high with a flat roof with two raised rooflights 0.2m high. There will be a false pitched roof at the front of the extension 3.5m high. It will project 6.6m from the original rear wall of the dwelling which is the same depth as the existing pitched roof single storey extension. It will be constructed up to the boundary with the attached neighbour, No.314. That property has also been extended at the rear at ground floor level and which currently projects beyond the existing flat roofed extension at No.312.

A similar extension was approved in 2011 but was never implemented.

Relevant site history

AWDM/0197/11 - Single-storey flat-roofed rear extension with rooflight – approved but not implemented

SU/212/03 - Single-Storey Ground and First-Floor Extensions - 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’

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 will be at the rear of the dwelling and will not be visible from the street. It will be flat roofed but is not considered to be out of character with the dwelling or its neighbour. The depth of extensions at the dwelling is not being increased from that which already exists and the proposal is therefore considered acceptable in visual terms.

Residential amenity

The proposal will result in a combined depth of extension of 6.6m but it will only project approximately 2m beyond the rear of the extension at No.314 and will not result in an adverse effect on the residential amenities of those occupiers. The light and outlook to the rear window of the extension at No.314 is already restricted to some extent by a 2m high hedge on the boundary. Sunlight will continue to reach the patio/sitting area in front of their extension and it is not considered that the proposal will cause a loss of residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Permission relates to approved plans

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: 20 April 2015

Authorised by: Gary Peck Date: 21 April 2015