Expiry Date - 30-10-2015

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1153/15

Site: **10 Chanctonbury Drive Shoreham-By-Sea West Sussex**

Proposal: **Two-storey side extension to east elevation**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a two-storey side extension (the full details are shown on the submitted drawings) to 10 Chanctonbury Drive. A footway runs to the east side of the building.

The application property is an end of terrace, two-storey dwellinghouse in a residential estate in an outer suburb of Shoreham.

Relevant Planning History
None

Consultations (summarised)
Southern Water – attach informative

Representations
None

Relevant Planning Policies and Guidance
National Planning Policy Framework
Saved Adur Local Plan policies: AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

10 Chanctonbury Drive is at the end of a terrace that has a cohesive character and appearance by way of the parameters of each of the buildings that make up the terrace, and the design and arrangement of its fenestration and exterior materials/finishes.

A subservient design has been adopted to the proposed side extension, with a lower ridge and set back from the frontage of 10 Chanctonbury Drive. This is the correct approach as the proposed extension width is smaller than the adjoining dwellings, so it is not possible to successfully replicate the appearance of a new dwelling at the side. Exterior materials/finishes would match.

The centralized first floor window at the front is disappointing but reflects the fact that the extension is not an extension to the terrace, but a subsidiary element to 10 Chanctonbury Drive.

Although the spacing between the terrace (as to be extended) and the properties across the footway that runs to the side of 10 Chanctonbury Drive would be narrowed, it would not be unduly narrowed or visually overbear to an extent that it would appear out of character. There is precedent elsewhere on the estate for a similar building-to-footway relationship.

In taking this approach to the extension design, the original appearance and character of the terrace and that of the wider street scene, are left intact with no harm arising.

Residential amenity

The neighbours principally impacted upon by this development are those to the east, opposite the footway that runs to the side of 10 Chanctonbury Drive (it is physically removed from the remainder so as to avoid harm arising onto their residential amenities, including by way of overlooking and loss of privacy).

Although the proposal would bring built form closer to the buildings opposite, sufficient distance would be retained so as to avoid undue overbearing and/or overshadowing. The absence of windows at first floor in the side elevation of the extension would negate potential for intrusive overlooking and unacceptable loss of privacy. View from the ground floor fenestration would be screened by boundary treatment.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Materials and finishes to match
4. No side windows other than approved

Informative

> *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.

Is recommendation contrary to any representations? N/a

Case Officer signed: Matthew Porter Date: 21-10-2015

Authorised and signed by: Peter Barnett Date: 2 November 2015