# Development Management - Delegated Officer Report

**Application Number: AWDM/0857/18 Recommendation – Approve**

**Site: 41 Kings Walk, Shoreham-By-Sea**

**Proposal: Proposed first floor rear extension with two pitched roof dormers and roof lights to side elevations.**

**Date of site visit: 27 June 2018**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application relates to a detached two storey dwelling. It has a flat roofed ground floor extension at the rear and a rear conservatory. It is proposed to construct a first floor extension over the existing ground floor extension at the rear, measuring 3.6m deep and 5.76m wide.

The extension will have a lower pitched roof than the existing house and the same eaves level. Two dormer windows are proposed at the rear, partly within the eaves. Two rooflights are proposed on the side roofslopes.

**Relevant site history**

Various

**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 proposed extension is at the rear of the building and will not be visible from the street. It is reasonably sympathetic in scale and form with the host building and no visual harm will arise.

**Residential amenity**

The neighbouring house to the west, No.40, does not project as far to the rear as No.41. It has an obscure glazed rear dormer and a single storey rear extension set off the boundary with No.41. The area at the rear, closest to the boundary with No.41 is a patio used for storing bins and is not the main private amenity space for that property. Ground floor windows are obscure glazed and serve a bathroom.

Consequently, while there will be some loss of light to No.40, the affected areas are not habitable rooms or amenity areas and, as a result, the impact will not be adverse.

To the east, No.42 is more closely in line with No.41 and, being set 5m from the boundary, the first floor extension is not considered to be likely to result in any harmful loss of light or outlook to that dwelling.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Side rooflights to be obscure glazed

**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: 11 July 2018

Authorised by: Gary Peck Date: 12 July 2018