Development Management - Delegated Officer Report

Application Number: AWDM/0292/22 Recommendation – Approve

Site: 186 Church Green, Shoreham-by-sea

Proposal: Single storey rear extension

Date of site visit: 17 March 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached house in Church Green. It is proposed to construct a single storey extension across the full width of the rear of the property, measuring 3.5m deep with a monopitched roof.

Relevant Planning History

None

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The rear extension will not be visible from the road and is a modest addition which complies with the Council's guidance on residential extensions. The garden will be reduced but not to a harmful extent.

Residential amenity

No.187 to the east has its own rear extension and is not affected by this proposal.

No. 185 to the west has a conservatory, set off the boundary with No. 186. The separation between the detached houses and the 3.5m depth of the proposal means that there will be no adverse impact.

To the rear the nearest houses are screened partly by a garage building and are not adversely affected.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Matching materials

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: 25 March 2022

Authorised by: Gary Peck Date: 25 March 2022