Development Management - Delegated Officer Report

Application Number: AWDM/0316/18 Recommendation – Approve

Site: 359 Upper Shoreham Road, Shoreham-By-Sea

Proposal: Demolition of conservatory and construction of single-storey rear extension.

Date of site visit: 22 March 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi detached bungalow on the south side of Upper Shoreham Road. It has a conservatory infill extension at the rear which is in line with the rearmost wall of the property and which also aligns with a similar extension on the attached property to the west.

It is proposed to demolish the conservatory and to construct a larger L-shaped flat-roofed extension which will project 3m from the rearmost wall of the property (6m in depth overall).

Relevant site 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 (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 extension is at the rear of the property and will not be visible from the street. It is considered to be of an acceptable scale and appearance and will not cause harm to the character of the property.

Residential amenity

At 6m the depth of the extension along the boundary with the attached dwelling (361) has the potential to cause harm. However, it will only project 3m beyond the rear of no. 361 itself and, as such, is not expected to result in a harmful loss of light or outlook. The dwellings here face due south and the proposal will not have an adverse impact on neighbouring amenity.

To the east, no. 357 is separated by a shared driveway and, at 3m deep, the proposed extension will have no adverse impact on their amenities.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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: 10 April 2018

Authorised by: Gary Peck Date: 10 April 2018