Development Control – Delegated Officer Report

Application Number: AWDM/0207/16 Recommendation – APPROVE

Site: 49 Gordon Road, Shoreham-by-Sea, West Sussex BN43 5YH

Proposal: Single storey side/rear infill extension

Date of site visit: 22.03.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The proposed site is positioned on the north side of Gordon Road, and the application relates to an end of terrace of a group of 4no. dwellings, and is a two storey residential dwelling. Although the dwelling is likely to have been built later, the terrace dwelling is of a typical Victorian design with an indented rear two storey section, it also has a further mono pitch, single storey section at the rear, which appears on the neighbouring properties too.

The property has also gained a Lawful Development Certificate (AWDM/0091/16) which included a rear single storey extension; roof dormers; and front roof lights. At the time of the site visit, works were underway to construct a roof dormer.

There is an alley directly to the side of the property, which is approx. 1m wide, which leads to the back of the application site and no. 51. The neighbouring property no. 51, has had a first floor rear extension and a side extension (AWDM/0031/11). The side extension of that property directly abuts the side alley.

Many of the properties within the locality have undertaken rear extensions of some form, including roof dormers.

The side boundary of the property has a side wall of some 1m in height, which is topped by fencing at the middle to rear section of the boundary, to approx. 2m. The topography of the land within the site is higher than the alley.

Proposal

Planning permission is sought for a single-storey side extension, being an infill between the side of the existing dwelling and the wall to the side alley. The plans indicate that the infill extension will measure 7.154m long x 1.731m wide, with a flat roof containing 4no. flat rooflights to a height of approx. 3m. Neither the side or the rear elevation of the infill extension will have any windows within them, and the guttering will be contained behind a parapet.

Consultations: None undertaken.

Representations: None received.

Relevant Planning History:

AWDM/0091/16 Application for a Lawful Development Certificate for proposed rear dormer and front roof lights and single storey rear extension. Permitted 24.03.2016

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension would be relatively small, being only some 1.7m wide, and would directly abut the side alley. Being located to the rear side of the property, it would have no impact on the street-scene.

The neighbouring property, no. 51, also has use of the side alley, but it is not considered that the single storey infill extension would result in any demonstrable loss of visual amenity to them.

Residential Amenity

The infill extension will have no side windows to overlook the neighbouring property, and thereby it will not result in any loss of residential amenity to that property and as the infill extension to the rear side of the property, it will not affect other properties either.

Recommendation

APPROVE

1. Standard time limit
2. Approved plans
3. Materials to match
4. No windows in side elevation

Informative

1. 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 letter(s) of representation? N

Case Officer: Eve Hearsey Date: 12.04.2016

Authorised by: Jo Morin Date: 12.04.2016