Expiry Date – 6/2

Development Control – Delegated Officer Report

Application Number: AWDM/1790/19 Recommendation – Grant

Site: Shop, 4 Hillbarn Parade, Upper Brighton Road

Proposal: Single storey rear extension.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 10/1

Site and Surroundings

This application relates to an end of terrace shop, with flat over, on the southern end of Hillbarn Parade. It is in a local shopping parade of 4 units. The site is separated from the Upper Brighton Road by No. 5 a detached single storey building, apparently empty, but last used by a plumbing business for storage purposes. The site has vehicle access alongside No.5. The adjoining business premises, No. 3. is vacant and appears to have been for many years.

The rear yard of the site is on 2 levels with the rear half on much higher ground by approximately 1.5 metres. To the east and on the higher ground is 118 Upper Brighton Road, a bungalow.

The site is not in a conservation area and is not listed. There are no protected trees on the site.

Proposal

Permission is sought to add a single storey rear extension to this shop replacing a rear store and shed. From the original rear wall it extends 6 metres out though this is 7.237 metres on the angled boundary with No.3. It is flat roofed and 2.75 metres in height.

It is to be used to provide extra storage to the shop, a local convenience ‘Premier’ store.

Relevant Planning History

S/6/06 – New ground floor shop with 3 bedroom maisonette over attached to east end of parade plus alterations to t existing shop including replacement rear extension. Granted 30.3.06

Consultations

Sompting Parish Council: No objection

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 15 and 27

Planning Assessment

The principle of development is acceptable as it extends a retail premises in a local shopping parade within the built up area boundary. For consideration is the impact on neighbours, design and highways.

The raised rear garden will have to be cut into by about 2 metres to facilitate this extension.

No. 3, to the north has a similar depth extension but it does not follow the angled boundary. This extension is to the empty retail shop. The extension is difficult to see due to it being overgrown with ivy/shrubbery. There is a door and window in the north west facing wall as well as in the main rear wall adjoining No. 2. If there is a window in the rear wall adjoining the application site it does not receive much light due to the extensive shrubbery. It is not considered that the proposal will significantly affect No. 3.

No. 5 is 5 metres away. No. 118 is 3.5 metres from the corner of the extension. It is on higher ground by at least 1.5 metres. There are no windows in its flank wall directly facing the extension. No harm will result.

Vehicle access and the side yard will be retained enabling off street servicing. The side stair access to the first floor flat will not be affected.

The ground floor side and rear elevation of this building are rendered and painted white. The extension is proposed to be completed in the same materials. The design of the extension is acceptable on this rear elevation.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match

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? No.

Case Officer signed: MOK Date: 23.1.20

Authorised and signed by: Peter Barnett Date: 23 January 2020