Development Management - Delegated Officer Report

Application Number: AWDM/0577/15 Recommendation – Approve

Site: 89 Mansell Road, Shoreham-By-Sea

Proposal: Two storey side extension

Date of site visit: 30 April 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terrace house which abuts a garage block to the north. It is positioned at right angles to its neighbour to the east. It is proposed to construct a two storey extension on the north side of the dwelling, measuring 2.5m wide, 4.5m deep and 7m high. It is to be set back 3.1m from the front of the house and set down 1.3m from the ridge.

Relevant site history

None

Consultations

None

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 will be substantially set back from the front of the house and will be a subsidiary feature. The position of the building at the end of a terrace in the NW corner of the street (and not facing the road), means that it will not be a prominent feature and will have little impact on the street scene.

Residential amenity

The extension will adjoin a garage block to the north where there will be no loss of residential amenity. It will face the side of No.91 which has a blank side wall and will suffer no loss of privacy or light as a result. The extension will be in line with the existing back wall of the house, over 30m from the nearest house to the rear.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Permission relates to approved plans

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: 21 May 2015

Authorised by: Gary Peck Date: 21 May 2015