Development Control – Delegated Officer Report

Application Number: AWDM/1245/19 Recommendation – APPROVE

Site: 20 Ormonde Way, Shoreham-by-Sea, BN43 5YB

Proposal: Proposed single storey rear extension.

Date of site visit: 29.08.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is a three storey, middle of terrace dwelling, which faces onto a green sward, which acts as a visual buffer between the dwellings and the main A259 Worthing to Brighton Road.

The terraced properties within Ormonde Way are not identical to one another, but have some slight modifications.

Proposal

The proposal seeks permission for a single storey rear extension measuring approx. 3m in depth x 3.5m wide, and will have a mono-pitch roof measuring approx. 3m to its highest point.

The application will also include the 'filing in' of the small enclosure at the rear of the dwelling which is approx. 600mm deep; and the replacement of store room doors within a recess at the front of the building with a new bricked wall containing a window.

***Relevant Planning History**:* None

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan: Policy 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the streetscene in general.

Visual Amenity

The sets of terraces of dwellings in Ormonde Way have slight differences to one another and therefore the removal of the store at the front and replacement with a brick wall with a window, will be in accordance with the differences that occur within the terraces.

The extension to the rear will be 3m in depth which is in accordance with the advice given in the Development Management SPG No. 2 Extensions and alterations to dwellings. Thereby the rear extension will not result in harm to the neighbouring residential properties at no.'s 18 and 22 Ormonde Way

The infill of the gap at the rear will also not detrimentally affect the neighbouring property no. 22.

Residential Amenity

The residential properties that could be affected by the proposal are no.'s 18 and 22 Ormonde Way. There will be no windows in the sides of the rear extension and thereby there will be no overlooking issues from the extension, and a condition preventing windows would be appropriate.

Recommendation APPROVE, subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No windows in side elevations of the rear extension.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 11.09.2019

Authorised by: Peter Barnett Date: 12 September 2019