Expiry Date – 11/6

Development Control – Delegated Officer Report

Application Number: AWDM/0637/20 Recommendation – Grant

Site: 59 Old Fort Road, Shoreham

Proposal: Single storey rear extension

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: street view/applicant's photos

Site and Surroundings

This application relates to a three storey semi detached house on the north side of Old Fort Road built in the late 2000's. The properties have deep front gardens and shorter rear gardens.

Proposal

Permission is sought to erect a single storey rear extension. The extension has been reduced in depth to 3.5 metres since first submitted. Permission is required due a condition restricting permitted development on the original permission, see below.

Relevant Planning History

SU/253/04 - Demolition Of Existing Dwelling & Erection Of Pair Of Semi-Detached Houses (With Rooms In Roof, Front Balconies & Integral Garages). Granted 22.3.05

Consultations

None undertaken

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

This extension will remove a large part of the already small rear garden leaving approximately 35 sqm of useable space. However, the site has a large front garden and front balcony and is also within easy reach of the beach. A refusal on grounds of harm to character would not be sustainable.

Neighbour amenity

The adjoining semi built at the same time is unextended at the rear. The reduced depth of the extension meets the requirements of DM std 2 at 3.5 metres. It is no more than 3 metres in height.

The house to the west, No. 57, has an outbuilding in the north east corner of their garden which runs much of the length of the shared boundary.

No significant harm will not be caused.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *No side windows*

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 29.5.2020
Authorised and signed by:	Peter Barnett	Date: 1 June 2020