Expiry Date - 31-01-2017

Development Control – Delegated Officer Report

Application Number: AWDM/1844/16 **Recommendation – APPROVE**

Site: **43 John Street Shoreham**

Proposal: **Single storey side (north) and rear (west) extension. Demolition of existing single-storey garage at rear and erection of new replacement garage**

Neighbours checked: Y
Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a single storey rear and side extension to measure (at max) 3.5 metres in height, 5metres in length, and 6.2 metres in width and a free standing garage to measure (at max) 3.2metres in height, 4.5 metres in length, and 6.3 metres in width.

The application relates to an end of terrace two-storey inter-war dwellinghouse bounded by a flint wall. The shell of a former garage building exists at the end of the garden, onto Ship Street.

The site is in Shoreham town centre within the Shoreham Conservation Area.

Relevant Planning History

None

Consultations

Adur District Conservation Advisory Group: *Approve*

Representations

None

Relevant Planning Policies and Guidance

National Planning Policy Framework
Saved Adur Local Plan policies: AG1, AH7
Adur Local Plan (submission) 2016 policies: 1, 11, 15, 17, 29

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle, subject to satisfying the statutory test related to the setting of a Conservation Area.

Heritage Assets and visual amenity

The extension is acceptably domestic in its scale. It would be built of matching exterior materials and finishes. The bi-fold d
oors would differ from the design of the rest of the fenestration on the building. However it would be obvious these bi-fold openings would be in a modern extension - a differing design would not be harmful to the integrity of the original dwellinghouse building.

The garage building would be domestic in design. In terms of position, scale and design it is also identical to the existing garage shell. The garage door and exterior materials and finishes would all be sympathetic. Ship Street is characterised by buildings, including other garage buildings, directly abutting the public highway – this proposal would not be out of keeping. The existing shell of the building detracts visually.

The proposal would satisfy the relevant statutory test for new development as it would enhance the preserve the character and appearance of the Conservation Area.

The development is sufficiently distant from any Listed Building so as to avoid harm onto its setting.

Residential amenity

> The garage building is physically removed from neighbours so as to avoid resultant harm by way of overbearing/overshadowing or loss of privacy/unacceptable overlooking.
>
> The neighbour principally impacted upon by the extension is the occupier of the physically adjoining property (the extension is physically removed from the remainder). This building has itself been extended by way of a single storey rear extension.
>
> The length of the proposed extension beyond the neighbour's own extension would satisfy the Council's adopted standard and avoids adverse overbearing/overshadowing. The absence of windows/openings in the side of the extension negates intrusive overlooking and unacceptable loss of privacy.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Exterior materials/finishes to match unless otherwise specified.
4. Garage to be used as garage

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? N

Case Officer signed: Matthew Porter Date: 13-02-2017

Authorised and signed by: Peter Barnett Date: 13 February 2017