Expiry Date – 7/5

Development Control – Delegated Officer Report

Application Number: AWDM/0443/20 Recommendation – Grant

Site: 78 Beach Green, Shoreham.

Proposal: Single-storey rear extension.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: Via Google/Bing and applicant's photo

Site and Surroundings

This application relates to a semi detached chalet bungalow on the north side of Beach Green. The property has been extended to the rear of the garage and has a large rear dormer. The site backs onto the public car park to the east of the play area at Beach Green.

It is not in a conservation area and is not listed.

Proposal

Permission is sought for a single storey rear extension measuring 2.88 metres in depth on the boundary with No. 76. It sits inside the garage extension so will not be visible from No.80. It has a flat roof and is 2.75 metres in height.

Relevant Planning History

SU/98/03 – conservatory at side (front). Granted 18.6.03

SU/222/89 - Single-Storey Extension (At Rear Of Garage/Utility Room). Granted 21.11.89

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 is a rear extension, not visible from the road. It is in keeping with the dwelling.

Neighbour amenity

The only neighbour that will see this extension is No. 76. No. 76 is unextended at the rear. The depth and height of the extension is well within the parameters set out in 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'; it will not result in significant harm to neighbour amenity.

It would be permitted development if it was not extending off a side wall on the west side, the garage extension.

Recommendation APPROVE subject to the following conditions:

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

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: 23.4.2020
Authorised and signed by:	Peter Barnett	Date: 23 April 2020