# Development Management - Delegated Officer Report

**Application Number: AWDM/0885/18 Recommendation – APPROVE**

**Site: 115 Middle Road, Shoreham-By-Sea**

**Proposal: Rear/side single storey ground floor extension and conversion of garage to study/utility.**

**Date of site visit: 30th July 2018**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

## Proposal, Site and Surroundings

The application site is a semi detached dwelling house within a street of properties of various styles. There is as existing a flat roof garage to the side of the property and a rear flat roof utility/w.c extension. Consent is sought to remove the existing flat roof additions and build a flat roof rear extension the full width of the property including, across the rear of the existing garage. The extension is proposed to be 3.5 metres in depth. Included in the proposal is consent to convert the garage to a study this links internally with the proposed rear extension. The original plans showed the front garage door to be replaced with a door and window. Amended plans were sought to request that this is replaced with a window only and not an additional door. It was considered that visually this second door to the front would be out of character and appear as an annex, two doors to the front of the dwelling would be detrimental here.

## Representations

None received

## Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

## Planning Assessment

## Principle

The proposal comprises upgrading 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 proposed extension is to the rear and is therefore not visible within the street scene. It is considered to be in keeping in scale with the main dwelling. The changes to the garage as shown on the amended plans to be a front window only are visually appropriate here. The internal floor plans do not show the intension for this space to be used as a separate unit of accommodation and a condition is attached to ensure that this is the case.

**Residential amenity**

The main property to be affected is no. 113 attached. There is a rear conservatory adjacent to the boundary at the neighbouring property. This has clearly glazed side windows. The proposed extension will form a solid brick wall along side this existing extension. There may be some loss of light as a result yet due to the depth of the proposed extension at 3.5 metres this is not likely to result in any loss of light or overbearing impact which would warrant a refusal in this case. It could also be considered that the solid side wall could result in increased privacy between the properties. The council's Development Management Standards state that extensions adjacent to the boundary of an attached dwelling should not exceed 3.5 metres in depth. In this case the recommended depth is not exceeded. A condition is attached to ensure that no openings are formed on the side elevations of the extension.

To the east is no. 117 which is not attached to the application site. The extension will be adjacent to the boundary with this property. There is a flat roof addition at this property which has a blank side wall, beyond the boundary fence. The extension will therefore have no adverse impact here.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No openings on east or west side.
5. The garage conversion/extension shall not be used as a separate unit of accommodation.

**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: Hannah Barker Date: 28th August 2018

Authorised by: Peter Barnett Date: 28 August 2018