Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1294/13

Site: **40 Middle Road**

Proposal: **Single storey rear extension with external steps (conservatory removed)**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for:-

A single storey extension to measure (at max) 3.5 metres in height, 6.9 metres in length, and 3.5 metres in width.

The application property is a semi-detached two-storey building that has been substantially extended in the past, by way of two-storey side and rear extensions and a rear conservatory. The land on the application site drops north-to south so access to the rear garden from the conservatory is stepped.

The surrounding area is an outer residential suburb of Shoreham.

Relevant Planning History
None

Consultations
None

Representations
None

Relevant Planning Policies and Guidance
Saved Adur Local Plan policies: AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The extension is to be at the rear of the property and would not be visible from public vantage point. Its scale is not inappropriate when set against the rest of the building and its external finishes would match that of the main house. Its fenestration is of a style to match that of the main house.

For these reasons insufficient visual harm would arise from it.

Residential amenity – effect on existing dwellings

Sufficient distance is retained between the extension and neighbouring buildings so as to avoid harm onto their residential amenities by way of adverse overbearing and overshadowing and/or unacceptable overlooking.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Materials and finishes to match

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? N

Case Officer signed: Matthew Porter Date: 25 -11-2013

Authorised and signed by: Peter Barnett Date: 26 November 2013