Development Control – Delegated Officer Report

Application Number: AWDM/0772/14 **Recommendation – Approve**

Site: **6 Shingle Road**

Proposal: **Single storey side extension**

Date of site visit: 12.6.14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached bungalow on a corner plot, opposite Shoreham Beach Community First School.

The proposal is for a single storey side extension to measure (at max) 4.6 metres in height, 5.4 metres in length, and 3.6 metres in width.

The surrounding area is an outer residential suburb of Shoreham, close to the beach.

Relevant site history
None

Consultations
None

Representations
None

Relevant Planning Policies
Adur District Local Plan saved policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The side extension would be of an appropriately subservient scale and set back. This ensures it avoids appearing cramped. It would be built of matching exterior materials to the existing building. The fenestration on it would be of a similar style and design to that on the main house.

No visual harm would arise from it.

Residential amenity

Existing buildings in the application site and neighbour's own buildings would screen the majority of the extension, so avoiding unacceptable overbearing and overshadowing and negating overlooking/loss of privacy.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Materials 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 letter(s) of representation? N

Case Officer: Matthew Porter Date: 25-7-2014

Authorised by: Peter Barnett Date: 28 July 2014