Expiry Date – 19/7/13

Development Control – Delegated Officer Report

Application Number: AWDM/0608/13 Recommendation – APPROVE

Site: 52 Park Avenue, Shoreham

Proposal: **Single storey rear extension (existing garage removed).**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to an interwar semi detached house on the east side of Park Avenue. The property had, until recently a long detached garage on the northern boundary with No. 54. This is in the process of being demolished.

Permission is sought to add a flat roofed single storey rear extension measuring 3.6 metres in depth to a height of 2.9 metres across the full width of the rear of the house. A small lantern light is also proposed in the roof.

The property is not in a conservation area and is not a listed building and there are no protected trees on the site.

Relevant Planning History

None.

Consultations

None.

Representations

None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (DCLG 2012)
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’;

Planning Assessment

Principle
Where extensions will have no significant impact on neighbours and are of acceptable design permission will generally be forthcoming.

New regulations have been introduced which came into force post-submission allowing a fast rack procedure for determining applications for rear extension between 3 and 6 ms for such semi detached houses. Whilst this fall back option is noted, the application is determined on its merits.

Residential amenity

The garage has been partially demolished and the intention is to leave the very end of it, deepest into the garden, standing and convert into a shed accessible from within the garden. This is acceptable.

The extension is 3.6 metres deep and the footings have been dug. It is as deep as an extension at No. 50, to the south. No 50's extension has a solid flank wall.

It is not proposed to extend beyond the flank wall into the driveway. It is therefore separated from No. 54, to the north by the width of a driveway, approximately 2.5 metres.

The extension will have no significant impact on any neighbour. The design is acceptable and the lantern light typical of domestic extensions.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved Plans
3. External materials to match existing

Informatives

1. 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:	MOK	Date: 2/7/13
Authorised and signed by:	PD	Date: 2.7.13