Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0406/15

Site: **55 Old Shoreham Road**

Proposal: **Single storey side extension (existing garage/store removed)**

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a single storey side extension to measure (at max) 4.4 metres in height, 2.5 metres in width, and 7.3 metres in length.

The application property is end of terraced two-storey inter-war dwellinghouse in an outer residential suburb of Southwick. It is situated on a busy dual carriageway.

Relevant Planning History
None

Consultations
Southern Water: *Southern Water requires a formal application for a new connection to the public foul and surface water sewer to be made by the applicant or developer*

Representations
None

Relevant Planning Policies and Guidance
Adur Local Plan: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable.

Visual amenity

The extension is sufficiently integrated visually to the main building; although there is only a marginal set back from the building's frontage the extension is

sufficiently subservient. Its fenestration is similar to that of the main building, and matching external surfaces would be used.

Residential amenity – effect on existing dwellings

The neighbour principally impacted by this development is to the west (it is physically removed from the remainder).

As the extension is single storey with a roof sloping away from the boundary, no adverse overbearing and/overshadowing would occur. The absence of widows in the extension flank negates direct overlooking, with potential views oblique in nature and so unacceptable loss of privacy would not occur.

Parking and accessibility

Sufficient space in front of the building would be retained to accommodate the parking demand generated by the occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time
2. Approved plans
3. Exterior materials/finishes to match

Informatives

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

A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove Otterbourne, Hampshire SO21 2SW (Tel:0330 303 0119) or www.southernwater.co.uk

Is recommendation contrary to any representations? n

Case Officer
Signed: Matthew Porter Date: 7-5-2015

Authorised and signed by: Peter Barnett Date: 7 May 2015