**Expiry Date – 9/3, ppa sought to 23/3**

# Development Control – Delegated Officer Report

**Application Number: AWDM/0052/18 Recommendation – Grant**

**Site: 40 Hawkins Road, Shoreham**

**Proposal: Single storey rear extension.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 21/3

## Site and Surroundings

This application relates to an inter war semi detached house on the west side of Hawkins Road. The property is unaltered since built and has a brick finish with first floor rought cast render under a tiled roof. The rear elevation is staggered with a deeper two storey element on the outside edge 800mm beyond the remainder. On its south side is a driveway with detached garage behind the rear wall of the house.

The house is not in a conservation area and is not listed.

## Proposal

Planning permission is sought to erect a maximum 5 metres deep ground floor rear extension across the back of the house with a flat roof to a height of 3 metres. Plans also indicate a roof extension, though this is not part of this planning application and has not been assessed for PD purposes either.

## Relevant Planning History

None.

## Consultations

None undertaken.

## Representations

None received.

## Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

**Planning Assessment**

***Principle***

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

No.38, to the north, has a rear extension to a depth of 4.1 metres with a solid side wall other than high level windows. The scale of the proposed extension will not be harmful to occupiers at No. 38. Light will be lost to the side windows but this room receives its main light and outlook from the rear.

On the south side the extension adjoins the sites own driveway and only the first 2 metres of the extension will be visible between the rear wall and garage.

No harm will occur.

Visual amenity

The extension is at the rear of the house and will only be glimpsed from the road. It is an acceptable addition at the rear.

**Recommendation APPROVE** subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. No new side windows

***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? No.

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| Case Officer signed: | MOK | Date: 21/3/18 |
| Authorised and signed by: | Peter Barnett | Date: 21 March 2018 |