Development Management - Delegated Officer Report

Application Number: AWDM/0548/18 Recommendation – Approve

Site: 34 Greenacres, Shoreham-By-Sea

Proposal: Proposed single-storey side extension.

Date of site visit: 27 April 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling on a prominent bend in Greenacres. It has a landscaped garden on its south east side. The entrance door is also on the south east side of the house. It is proposed to construct a narrow ground floor extension to the side measuring 1.8m wide. The entrance door will continue to be on the same side but the extension will create a larger hallway.

Relevant site history

None

Consultations

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extension will be very similar to extensions built at 125 Greenacres opposite the site and at No.44 further west. While a window may have added interest to the front elevation, such a feature is not included in the extension at No.125 and, on balance, it is not considered to be essential to make the proposal acceptable.

The extension will be a modest addition and will not detract from the character of the property or significantly reduce the area of open space at the side.

Residential amenity

The proposal will have no adverse impact on neighbouring dwellings.

Recommendation

APPROVE

Subject to Conditions:-

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

Is recommendation contrary to letter(s) of representation? N

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.

Case Officer: Peter Barnett Date: 11 May 2018

Authorised by: Gary Peck Date: 15 May 2018