Expiry Date – 17/5

Development Control – Delegated Officer Report

Application Number: AWDM/0420/18 Recommendation – Grant

Site: 319 Upper Shoreham Road, Shoreham

Proposal: Single storey rear extension to south elevation and front entrance porch to north elevation.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 4/5

Site and Surroundings

This application relates to a detached house on the south side of Old Shoreham Road. The property is set back from the road with a front lawn and car parking area at a lower level to the street. The property has side accesses on both sides. No. 317, to the east is a semi detached property with a driveway adjoining the shared boundary and a garage on the shared boundary at the rear. 321, to the west, is another detached house on higher ground than the application site. It too has a side access on the shared boundary and has a ground floor flank bathroom window, half landing window and first floor flank bathroom window.

Proposal

Planning permission is sought for a single storey rear extension measuring 3.028 metres in depth, full width, and with a mono pitched roof measuring 2.4 metres high to eaves and 3.6 metres to ridge.

Also proposed is a front porch measuring 3.79 metres in depth and 2.25 metres in width. It too is mono pitched with the heights as above. The porch is set back from the front wall by 900mm.

Relevant Planning History

SU/91/02 – vehicular access. Granted 19.6.02

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. 3 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

The rear extension is only fractionally beyond permitted development limits. Adjoining the eastern boundary is 317's detached garage. 321 is on higher ground and has a similar original rear wall line and conservatory addition off the boundary. The rear extension will not be harmful to either neighbour.

The porch sits alongside No. 321's flank wall which has a bathroom window. Both properties have adjoining 1 metre wide side passages. No significant impact will occur.

Character

These properties vary considerably. The porch will not be harmful to the character of the property nor to the wider area.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. No additional 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.

Case Officer signed:	MOK	Date: 8/5/18
Authorised and signed by:	Peter Barnett	Date: 8 May 2018