Expiry Date – 11/7

Development Control – Delegated Officer Report

Application Number: AWDM/0735/18 Recommendation – Grant

Site: 7 The Driveway, Shoreham

Proposal: Demolition of existing conservatory and construction of single storey rear extension.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 15/6

Site and Surroundings

This application relates to a semi detached house on the west side of The Driveway just off Upper Shoreham Road. The property has a driveway on its south side and a detached garage to the rear. It has been extended with a conservatory to the rear.

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

Proposal

Planning permission is sought to demolish the conservatory and to replace it with a flat roofed single storey extension measuring 4 metres in depth, full width and 3 metres in height. A shallow dome light is also proposed centrally positioned on the roof.

The application has been revised since first submitted and now includes a 45 degree chamfer at the outer corner adjoining No.9's boundary. The parapet wall has also been removed and a more conventional flat roof proposed.

Relevant Planning History

SU/198/02/TP – Rear conservatory. Granted 22.11.02

Consultations

None undertaken.

Representations

One letter received from No. 9 as follows:

No objection to the revised plans. A party wall agreement will be necessary and we would appreciate the avoidance of building between May and August as we use our garden a lot during these months.

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. 5, to the south, is the other side of the driveway and will see little of the proposed extension due to the garage on site. The extension will have no impact.

No. 9, to the north, has a 2.2 metre deep flat roofed extension adjoining the common boundary. The proposed extension has been revised to include a chamfered 45 degree corner adjacent to No. 9. The parapet roof has also been removed and it is now 3 metres high.

It will not cause any significant harm to No. 9.

Party Wall and timing of build are private civil matters between neighbours.

Character

The extension is at the rear of the property and will be little glimpsed from the road. It is typical of domestic rear additions and will not cause harm to the character of the house or area.

Recommendation APPROVE subject to the following conditions:

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

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the

proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 6.7.18

Authorised and signed by: Peter Barnett Date: 6 July 2018