Development Management - Delegated Officer Report

Application Number: AWDM/0311/15 Recommendation – Approve

Site: 23 Erringham Road, Shoreham-By-Sea, West Sussex BN43 5NQ

Proposal: Single-storey rear extension with raised platform.

Date of site visit: 15 April 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling opposite the junction with Mill Hill. It has a pitched roof single storey extension at the side and rear leading to a raised patio area with three steps down to the garden. It is proposed to demolish the existing extension and to construct a new, larger extension measuring 4m deep, 6.4m wide and 3.5m high with a flat roof, containing a raised roof lantern. A raised deck 0.6m high and 3.9m deep is proposed in front of the extension.

The extension will then step back by 2.7m and project to the side of the dwelling, off the rear of the garage, measuring 2.3m wide and 3.5m deep.

Relevant site history

None relevant

Consultations

West Sussex County Council:

None

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 replace an existing extension and will be 1.9m deeper. However, the property enjoys a long rear garden and the proposal is not excessive and will not harm the character of the property.

Residential amenity

To the east the attached neighbour (21) has a conservatory at the rear on the shared boundary measuring approximately 3.5m deep. The proposed extension will project beyond the conservatory by approximately 0.5m and there may be some loss of light. However, it will continue to enjoy a southern aspect and any loss of light is not considered to be harmful. The raised deck has the potential to cause some overlooking, particularly as the boundary fence drops in height. It is therefore recommended that a screen 1.7m high is installed at the east side of the decking to prevent overlooking of the adjacent property.

To the west, No.25 also has a rear extension. The proposal will be set off the boundary and it is not considered that the neighbours to the west will suffer any loss of light or outlook. The decking will be 2.3m from the western boundary and should not result in any overlooking.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings in side walls of the extension
4. Screen to east side of decking
5. Permission relates to approved plans

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

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.

Case Officer: Peter Barnett Date: 1 May 2015
Authorised by: Gary Peck Date: 1 May 2015