Development Control – Delegated Officer Report

Application Number: AWDM/1042/16 Recommendation – Approve

Site: 125 Greenways Crescent Shoreham-by-Sea

Proposal: Single-storey rear extension

Date of site visit: 02-09-2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow in an outer suburb of Shoreham, residential in its character.

There is change in the level of land along the street so No. 125 is set lower than neighbours to the west.

The proposal is for a single storey rear extension to measure (at max) 3.3 metres in height, 3.9 metres in length, and 3.4 metres in width.

Relevant site history
Relating to physically adjoining property (127 Greenways Crescent):-
AWDM/0605/15
Single Storey rear extension
Approved 08-07-2015

Consultations
Southern Water: *Add informative*

Representations
None

Relevant Planning Policies
National Planning Policy Framework
Adur District Local Plan saved policies: AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The rear extension is sympathetically domestic in its scale and of sympathetic form and shape. Its fenestration would match that of the host dwelling. Exterior materials and finishes would match.

Residential amenity

The neighbour principally impacted upon would be the adjoining one (the extension is physically removed from the remainder to negate harm, even accounting for the change in site levels in the street – this includes by way of potential overlooking).

This neighbour has permission for a rear extension but it has not yet been implemented. It is feasible to build the current proposal at No. 125 without the neighbour's own extension being built. There are therefore two scenarios.

Permission is implemented

The current proposal at No. 125 would not protrude beyond the 4.5 metre length of extension permitted at No. 127 and the extension height would be comparable, so would not adversely overbear/overshadow or result in overlooking/loss of privacy.

Permission not implemented

The length of current proposal exceeds the Council's adopted standard of 3.5 metres, but only by some 400 mm. Such distance would not cause adverse overshadowing or overbearing given the shadow cast onto the neighbour's closest rear facing window.

Views from the fenestration onto neighbours would be screened by existing boundary treatment or face the shared drive which lacks privacy already, so no adverse overlooking or loss of privacy would occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Exterior materials and finishes to match

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.

A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

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

Case Officer: Matthew Porter Date: 2-09-2016

Authorised by: Peter Barnett Date: 5 September 2016