Development Control – Delegated Officer Report

Application Number: AWDM/1092/16 **Recommendation – Approve**

Site: **108 Greenways Crescent Shoreham-by-Sea**

Proposal: **Demolition of existing flat roof conservatory and construction of single-storey rear extension**

Date of site visit: 02-09-16

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. The physical adjoining bungalow has itself been extended at the rear at single-storey with a conservatory.

The proposal is for a single storey rear extension to measure (at max) 4.4 metres in height, 5.5 metres in length, and 6.5 metres in width.

Relevant site history
None

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).

The extension would protrude only slightly beyond the rear wall of the neighbour's own conservatory. One pane of the neighbour's own conservatory would have reduced aspect and light but the French doors and side lights facing due south, which are the main sources of light would be unaffected. The extension would be of a comparable height. So no adverse overbearing or overshadowing would occur.

Use of the terrace would be no more intrusive or unneighbourly than the existing situation for a number of reasons. Both neighbours have an existing form of standing platform at the rear (in the form of wide stepped access). The new decked terrace would no higher than the neighbour's own steps. There is currently only a low fence to the shared boundary at this point, so both neighbours lack privacy already. This fence runs at a low height along its whole length with only low shrubs along it, so at any point neighbours can mutually overlook each other by standing in the garden and looking back onto the rear of the buildings.

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