Development Management - Delegated Officer Report

Application Number: AWDM/0315/18 Recommendation – APPROVE

Site: 11 Saffron Close, Shoreham-By-Sea, West Sussex

Proposal: Demolition of existing rear garage and construction of a single storey attached annexe.

Date of site visit: 26th March 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached property within a cul-de sac. The property as existing has been enlarged with a bedroom extension, SU/196/77/TP, porch extension SU/33/78/TP and single storey side extension SU/228/89/TP. The current application is for a single storey rear extension, the full width of the existing property as extended. It is designed with a flat roof, 3.5 metres in depth. The existing detached rear garage which is accessed from the rear of the site is to be demolished to allow for the extension.

The extension will allow the property to be separated internally to allow for annex accommodation to the side, the property is to be divided vertically. The front door entrance will be shared and should the annex no longer be required the internal space could easily be altered to allow the dwelling to function as one unit in the future.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading 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 proposed extension is to the rear of the property; it is therefore not visible within the street scene. In relation to the existing house as extended it is of appropriate scale and design. The demolition of the garage allows for more amenity space and avoids the site being over developed.

Residential amenity

The main property to be affected is no. 12 Saffron Close adjacent to the application site and the attached semi. The extension will be adjacent to this boundary, where there is a close boarded boundary fence. The extension is limited to 3.5 metres in depth which is the maximum depth under the Council's Development Management Standards. It is considered that up to this depth there will be no significant loss of light or overbearing impact. A condition is attached to ensure that no windows or openings will be inserted in the side elevations to avoid any overlooking.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on the north or south elevation of the extension.
5. Ancillary accommodation only

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

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.

Case Officer: Hannah Barker Date: 3rd April 2018

Authorised by: Peter Barnett Date: 3 April 2018