Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0971/13

Site: **30 Old Fort Road**

Proposal: **First floor side extension**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a first floor side extension to measure (at max) some 6.9 metres in height, 5.6 metres in length, and 2.6 metres in width.

The application property is a detached two-storey building with white painted brick walls and pale roof tile. The building's rear garden backs directly onto the shingle bank of Shoreham Beach. There is a free standing garage forward of the main house.

The surrounding area in an outer residential suburb of Shoreham.

Relevant Planning History
None

Consultations
None

Representations
None

Relevant Planning Policies and Guidance

Adur Local Plan: AG1, AH7
National Planning Policy Framework

Planning Assessment
Principle

The upgrading of residential accommodation is acceptable in principle

Visual amenity

The scale of the extension would be suitably subservient to the main building. The exterior materials and finishes would match that of the main house, and the fenestration would be similar to that of the main house. The front and rear of the extensions are both visible from public view and would be suitably integrated with the form and shape of the main house (the roof continues the pitch upward to a ridge set lower than the main house with a centrally positioned roof light).

For these reasons, no visual harm would arise from it.

Residential amenity

The neighbour principally impacted upon by the proposal is the one immediately to the west (the development is physically removed from the remainder)

Neighbour to west

This neighbouring property exhibits side dormers which face onto the application site. However both these function as secondary light sources to the accommodation in the upper floor of the bungalow which principally depends on the front and rear dormers for light.

In this situation, although some outlook and light would be lost due to the first floor extension the lack of severity of this means it would not justify resisting permission. No windows/openings are proposed in the extension flank, so the nature of overlooking onto the neighbour would be oblique rather than direct. The rear gardens are not private as these back onto the shingle bank of Shoreham Beach where the public walk.

Recommendation

APPROVE for the reason:-

The development would not detract from the local environment and has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Adur Local Plan (AG1, AH7) and the planning policies set out in the National Planning Policy Framework

Subject to Conditions:-

1. Approved plans
2. Exterior materials/finishes to match
3. Notwithstanding “pd” no windows/openings at side elevation (west)

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.

Is recommendation contrary to any representations? Y

Case Officer signed: Matthew Porter Date: 20-9-2013

Authorised and signed by: Peter Barnett Date: 20 September 2013