SUPPORTING STATEMENT

SITE: BLANDFORD COTTAGE, NEW SALTS FARM ROAD, SHOREHAM-BY-SEA. BN43 5FE.
PROJECT: SIDE EXTENSION TO COTTAGE
APPLICATION REFERENCE: AWDM/0309/14

Description of Site and Proposal

The application site is located on the southern side of New Salts Farm Road, Shoreham-by-Sea and comprises a two storey Farm Labourers Cottage with a single story extension to the south and west sides of the building. There is a detached garage on the site with a pitched roof.

ADUR & WORTHING
PLANNING SERVICES
PLAN AWDM/ 0309/14
DATE VALID 30 APR 2014



Figure 1



Figure 2

This site is bordered to the North, East and West by open fields. The neighbouring property to the South is a collection of converted farm buildings used for both residential and non-residential purposes. This application seeks Householder Planning Consent to extend the property by extruding the side elevation of the existing extension by 7m. This extension will create a sitting room. The application also includes a porch to the side elevation in keeping with the existing porch to the front elevation.

Planning Policies

Development Control Standards No.3 - Extensions and Alterations to dwellings.

"Extensions and alterations to existing houses and bungalows will be expected to be designed so that:-
(a) proposals would not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings;
(b) design and materials are sympathetic to both the original dwelling and the area in general;
(c) the proportion of the garden area taken by the proposal would not be excessive having regard to the character of the area;
(d) access and car parking provision is acceptable under Policy AT12, and
(e) proposals accord with the standards adopted by the District Planning Authority"

As the property is located in a rural setting, there are not issues with overlooking, loss of natural light or overbearing effect on neighbouring dwellings.

The design and materials proposed are in keeping with the existing building and the proportion of the garden area used is small compared to size of the site.

Access and parking provision is to be relocated to the North end of the site. No other property is affected by this move.

Conclusion

This proposal will result in an extension that is entirely in keeping with the existing home. All relevant planning Policies and guidelines are met. Therefore, and in the absence of any material consideration that indicate otherwise, the application should be ***APPROVED*** in accordance with S38 (6) of the Planning and Compulsory Purchase Act 2004.