Expiry Date - 28/03/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0132/12 **Recommendation – APPROVE**

Site: **215 Upper Shoreham Road Shoreham-By-Sea West Sussex BN43 6BE**

Proposal: **Single storey side and rear extension and infill front extension**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached dwelling located on the south side of Upper Shoreham Road close to Buckingham Park. It has a hipped roof with a front catslide roof projection over a recessed front entrance. The application is proposing to infill this recess, bringing the entrance flush with the rest of the front of the house. Permission is required because it involves extending beyond a wall which forms the principal elevation of the dwelling.

The extension measures 3.45m wide, 1.4m deep and 3m high. It involves extending the catslide roof by approximately 1m. The extension will have a rendered finish to match the first floor of the dwelling.

It is also proposed to construct a single storey storey side and rear extension which will replace a smaller extension which wraps around the SW corner of the dwelling. The extension will project 4m from the rear wall and will be 5.7m wide and 3m high with a flat roof. At the side it will be built up to the boundary measuring 1.3m wide and 4.75m deep. It will be set back from the front wall of the house by 3m.

The neighbouring house to the west, No. 217, has a rear conservatory extension and a mono pitch roofed side extension built up to the boundary with 215. To the east, No. 213 has a flat roofed rear extension.

Consultations

Adur District Council: The Environmental Health Officer recommends the precautionary contaminated land informative

Representations

No representations received

Relevant Planning Policies and Guidance

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Adur District Local Plan (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Visual amenity

The side and rear extensions comply with the DC Standard and will not adversely affect the character or appearance of the dwelling. The flat roofed form is acceptable and it will not be unduly prominent in views from the street. The front extension is a minor infill only and will not harm the appearance of the dwelling or the street scene.

Residential amenity

The rear extension projects 4m from the rear wall and will wrap around the SW corner of the dwelling on the boundary with No.217. That neighbouring dwelling has a rear conservatory extension and a ground floor side extension with a blank wall and it is not considered that the proposal will adversely affect the residential amenities of the occupiers of No.217.

To the east, No. 213 will not be affected by the proposal as a distance of almost 6m will remain between the extension and the eastern boundary.

The front extension will not have an adverse impact on residential amenity.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7).

Subject to Conditions:-
1. Time limit
2. Materials to match existing
3. Approved plans

Informatives
Precautionary land contamination

Is recommendation contrary to any representations? N

Case Officer signed: Peter Barnett Date: 1 March 2012

Authorised and signed by: [redacted] Date: 1/3/12