Development Management - Delegated Officer Report

Application Number: AWDM/1104/15 Recommendation – Approve

Site: 9 The Curlews, Shoreham-By-Sea

Proposal: Single-storey rear extension to north elevation.

Date of site visit: 11 August 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terrace dwelling which has previously been extended with a two storey side extension. It is proposed to construct a flat roofed ground floor extension across the rear of the property measuring 9.2m wide, 2.7m deep and 2.9m high with a central lantern rooflight.

Relevant site history

SU/53/82 - Two-Storey Extension To Side – Approved

Consultations

None

Representations

1 letter received from the occupier of 10 The Curlews objecting on the following grounds:-

Loss of light due to height, length, proximity to boundary and higher ground level

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 extension will be at the rear of the property and will not be visible from the street.

Residential amenity

The extension at 2.7m deep would not normally require permission. It is required in this instance because it runs across the rear of the earlier two storey extension. The depth of the extension is relatively shallow and while the neighbour has a rear conservatory which may lose some light, it is not considered that the extension would be particularly unneighbourly or overbearing.

The properties in the terrace have fairly limited rear garden areas but they enjoy an open, albeit northerly, aspect towards school playing fields. The application property has a large detached outbuilding within the garden and, together with the previous and proposed extensions, the garden area will be reduced further. However, it enjoys a larger garden than its neighbours and it is not considered that this modest proposal will result in a cramped development.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings in east side wall of the extension etc
4. Permission relates to approved plans

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: Peter Barnett Date: 2 September 2015

Authorised by: Gary Peck Date: 2 September 2015