Development Control – Delegated Officer Report

Application Number: AWDM/0090/15 **Recommendation – Approve**

Site: **41 Slonk Hill Road**

Proposal: **Single storey rear extension**

Date of site visit: 12.3.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached bungalow. The proposal is for a single storey flat roof rear extension measuring (at max) 3 metres in height, 4.8 metres in length, and 3.8 metres in width.

The surrounding area is an outer residential suburb of Shoreham.

Relevant site history
SU/257/89/TP/FP
Single-storey rear extension
05-01-1990

Consultations
None

Representations
None

Relevant Planning Policies
Adur District Local Plan saved policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The extension would be of a suitably domestic scale and situated at the rear of the building, so would not be visible to the public. Its flat roof would sit at the same level as the eaves of the bungalow.

It is to be built of matching exterior materials and finishes. Its fenestration would match that of the main house in its design and style.

Residential amenity
The extension is to be single storey and would be sufficiently removed from boundaries so as to avoid harmful overbearing and overshadowing.

Views from the fenestration onto neighbours would be largely screened by boundary fencing, so unacceptable overlooking and loss of privacy would be negated.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved Plans
3. Exterior materials/finishes to match

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 letter(s) of representation? N

Case Officer: Matthew Porter Date: 12-3-2015

Authorised by: Gary Peck Date: 1 April 2015