Expiry Date – 21/9, ppa sought to 25/9

Development Control – Delegated Officer Report

Application Number: AWDM/1099/17 Recommendation – Grant

Site: 18B Brighton Road, Shoreham

Proposal: **Single storey side/rear extension.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 20/9

Site and Surroundings

This application relates to a Victorian semi detached house on the north side of Brighton Road opposite the beach at the lighthouse. The property has been converted into 2 flats. The ground floor flat is accessed from a 'front' door in the side of the rear outrigger.

No. 20, to the west is converted into 4 flats and has a driveway adjoining the site with garaging at the rear.

The site is not in a conservation area and is not listed.

Proposal

Planning permission is sought for a wrap around single storey side and rear extension create a new entrance, Wc , utility area and to extend the rear kitchen/diner. The extension has a depth of 2 metres off the rear wall and is 1.6 metres in width off the side wall. It is flat roofed to a height of 2.8 metres.

Relevant Planning History

None.

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

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'
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)
Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary.

Of prime consideration is the appearance of the extension and its impact on neighbour amenity.

Design

This is a functional flat roofed rear extension which wraps around the side and rear wall of the subordinate outrigger of this property. It will be little glimpsed from the main road and is acceptable alteration at the rear of the property.

Neighbour Impact

No. 16 has not been extended at the rear but the height and depth proposed on the boundary with No. 16 is not excessive. No. 20 is the other side of an open sided driveway and on slightly higher ground. It has three windows and a door in the ground floor wall which will face the extension. The scale of the extension and the separation distance involved ensures no significant loss of outlook will occur. A side WC windows is proposed which will be obscurely glazed. The additional side door can be likewise to reduce any perception of overlooking.

Recommendation APPROVE subject to the following conditions:

1. Approved plans
2. 3 years
3. Materials to Match
4. No side windows
5. side door and window obscure

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? N

Case Officer signed: MOK Date: 22/9/17

Authorised and signed by: PD Date: 22.9.17