Expiry Date - 13/02/2015

Development Control – Delegated Officer Report

Application Number: AWDM/1681/14 Recommendation – APPROVE

Site: 182 Downside Shoreham-By-Sea West Sussex BN43 6HD

Proposal: Single storey rear extension

Date of site visit: 6/1/15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow with rear roof extensions. The dwelling is situated on the north side of the road in a residential suburb.

The proposal is for an L-shaped single storey rear extension a maximum of 3.5 metres deep from the rear elevation and covering the full width of the dwelling. It would have rear (north) facing French doors, a single west facing door and a flat roof. Materials would match the existing.

Relevant site history None

Consultations None

Representations None

Relevant Planning Policies

Adur District Local Plan saved policies: AG1, AH7
SPG Extensions and Alterations to Dwellings
National Planning Policy Framework

Planning Assessment

Principle

The upgrading of residential accommodation is acceptable in principle.

Visual amenity

The scale of the extension would be appropriate to its host dwelling even given the previous additions. With matching exterior materials it would blend acceptably with the host dwelling.

The street scene would be unaltered given the relatively concealed position of the rear extension.

Residential amenity - neighbours

The neighbours principally impacted upon by this development are those to either side at 184 (w) and 180 (e).

The extension would not be deep enough to create a shadowing effect or any impression of dominance for the purposes of the occupants of no. 184. In reaching this view, regard is had to the presence of tall intervening boundary fences between the two dwellings and which will also serve to prevent any loss of privacy stemming from the side door.

The absence of east side apertures will prevent loss of privacy to no 180. The flat-roofed form and limited depth of the extension will minimise any loss of light and outlook for the purposes of the occupiers of this property. In reaching this view, the presence of a north facing window in the neighbouring property near to the boundary on this side and tall boundary enclosures have been taken into account but weight is attributed to the extension being 3.5m deep and thereby no deeper than the maximum depth recommended within adopted guidance on house extensions for Adur.

No other property is liable to be affected by the proposed extension, the nearest properties to the north being too distant and too well screened by boundary enclosures and vegetation to be affected in any material way.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans: location plan, block plan and existing drawing no.1 received 19/12/14 and drawing no. 1A received 16/1/15.
3. Exterior materials/finishes to match.
4. No east side windows or other openings
5. No use of roof as terrace or balcony.

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.

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Is recommendation contrary to letter(s) of representation? N

Case Officer: L Simmons Date: 26/1/15

Authorised by: J Morin Date: 26.01.2015