Expiry Date – 6/12/19 eot to 10/12

Development Control – Delegated Officer Report

Application Number: AWDM/1617/19 Recommendation – Grant

Site: **56 Buckingham Road, Shoreham**

Proposal: **Demolition of existing garage, conservatory and kitchen outrigger. Construction of single-storey rear and side extension including new veranda to rear and extension of porch roof to front elevation.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 3/12

Site and Surroundings

This application relates to a semi detached 1930's house on the east side of Buckingham Road close to the junction with Hamfield Avenue.

The property is unextended and includes a detached garage on the southern side.

It is not in a conservation area and is not listed.

Proposal

Permission is sought to remove the side garage and detached store behind and to replace it with a wrap around side and rear ground floor extension. A lean to addition, paired and adjoining the boundary with No. 58 is also to be replaced. The new front wall of the side extension will line through with the main front wall and the existing porch roof will extension over it.

The application has been revised since first submitted to remove a deeper verandah addition.

Relevant Planning History

None for the site.

No. 58 – AWDM/1618/19 – single storey rear extension. Pending.

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area.

Neighbour amenity

The garage replacement abuts the shared boundary with No. 54. The front of the garage will line through with the main front wall of the house, forward of the current garage, this lines through, more or less with the front of No. 54. No 54. has a two storey side extension set about 400mm off the common boundary. The proposed garage is 4.85 metres deep and then the remainder of the side extension behind is set off the boundary with No.54 by 1.288 metres and is 2.5 metres wide. It extends to the full depth of a rear extension proposed. The rear extension is 2.7 metres deeper than the original addition to be removed.

The existing garage is deeper on the boundary with No. 54 and there is a further detached outbuilding beyond it. No. 54 has a single storey extension on the boundary which is 2 metres deeper than the existing garage on site. The extension will sit approximately 6.2 metres beyond the extension at No. 54 but off the shared boundary by 1.288 metres and to the north. There are no side windows in the extension at 54.

At 2.7 metres in height it is not considered that the extension will be overbearing to occupiers of No. 54 nor will it harm their light or outlook.

The rear extension has been reduced in depth to ensure it is no more than 3.5 metres deeper than the lean to addition at No. 58. The revision is acceptable. No 58 has an application in for a rear extension too, see history.

Character

The extensions are acceptable in streetscape terms.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans

2. 3 years.
3. Matching Materials
4. No side windows

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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? No.

Case Officer signed:	MOK	Date: 6/12/19
Authorised and signed by:	Peter Barnett	Date: 6 December 2019