Development Control – Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0260/16

Site: **1 Mill Avenue**

Proposal: **Single storey rear extension to south elevation**

Date of site visit: 11-04-2016
Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached two-storey dwellinghouse with a gabled rear protrusion. It is close to a triangular road junction in an outer residential suburb of Shoreham.

The proposal is for a flat roof rear extension with a roof lantern, the full details of which are shown on the submitted drawings.

Relevant site history
None

Consultations
Southern Water: *Add informative*

Representations
None

Relevant Planning Policies
National Planning Policy Framework
Saved Adur Local Plan: AG1, AH7

Planning Assessment

Principle

Upgrading residential accommodation is acceptable in principle.

Visual amenity

The scale of the extension is sympathetically domestic and in keeping with the host dwelling. The exterior materials and finishes are appropriate to the building. The fenestration is of similar style and design to the host dwelling.

Residential amenity

It is the adjoining neighbour who is principally impacted upon by the development (it is physically removed from the remainder).

The adjoining neighbouring building has itself been extended off the rear, at single storey. Accounting for the length of this, the protrusion of the proposed extension beyond this (3m) would satisfy the Council's adopted standards to negate the potential for harmful overbearing and overshadowing.

The absence of windows/openings in its side wall mean views onto the neighbour would oblique in nature so unacceptable loss of privacy and invasive overlooking would not occur.

Recommendation

APPROVE

Subject to following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Drawing Number PLANNING01 titled Existing & Proposed Floor Plans, Elevations Location & Block Plans date valid 23-02-2016

   Reason: For the avoidance of doubt and in the interests of proper planning.

3. Exterior materials and finishes to match
   {\b Reason}: {\i In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.}

4. No side windows

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.

A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

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

Case Officer: Matthew Porter Date: 12-402016

Authorised by: Peter Barnett Date: 12 April 2016