Development Management - Delegated Officer Report

Application Number: AWDM/1669/15 Recommendation – Approve

Site: 166 Old Shoreham Road, Southwick

Proposal: Single-storey rear extension to south elevation.

Date of site visit: 30 November 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a mid terrace dwelling on the south side of Old Shoreham Road. It has a lean-to rear extension which it is proposed to demolish and replace with a flat-roofed ground floor extension measuring 2.5m deep, 3m wide and 3.3m high.

Relevant site history

None

Consultations

None

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extension is a modest addition that will match the size of the extension at the attached dwelling to the east and be similar to an extension at the attached dwelling to the west.

Residential amenity

The extension will abut the neighbour's extension on the eastern boundary and will be no higher or deeper. It will be sufficiently distant from the boundary to the west to not cause any loss of amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Permission relates to approved plans

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

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.

Case Officer: Peter Barnett Date: 11 December 2015

Authorised by: Gary Peck Date: 11 December 2015