Development Management - Delegated Officer Report

Application Number: AWDM/1072/20 Recommendation – Approve

Site: 75 Beach Green, Shoreham-By-Sea

Proposal: Proposed first floor extension to side (south west) elevation over existing garage plus ground floor extension of garage at rear.

Date of site visit: 4 August 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a two storey detached dwelling on the south side of Beach Green. It has a flat roofed garage on its east side. Permission is sought to construct a first floor extension over the garage. It will be set back behind the main front wall of the existing house and set down from the ridge.

The rear extension to the garage will be 2m deep and will form a hobby room, utilising part of the garage. The garage itself is reduced in depth to 5.2m deep which will not meet the minimum length to be counted as a parking space but adequate space exists on the frontage to accommodate cars (and a caravan at the time of the site inspection).

Relevant Planning History

AWDM/0527/18 - Single storey rear extension and first floor balcony

Consultations

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading 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

It will be set back behind the main front wall of the existing house and set down from the ridge. A gap to the boundary will also be maintained. The proposal is therefore suitably subservient and acceptable in visual terms.

Residential amenity

The neighbouring property (73) has a blank gable end and a rear extension under construction. It will not be adversely affected by the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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: 18 September 2020

Authorised by: Gary Peck Date: 21 September 2020