Development Management – Delegated Officer Report

Application Number: AWDM/1246/17 Recommendation – APPROVE

Site: 10 The Street Shoreham-By-Sea West Sussex

Proposal: Single storey infill extension with lantern rooflight to rear elevation.

Date of site visit: 12.09.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a two storey end of terrace property, the address is The Street yet the property is on the corner where The Street meets Adur Avenue. The dwelling has previously been extended to the north with a single storey addition and a two storey extension to the rear. The site is in north Shoreham and within the Conservation Area.

Consent is sought to erect a single storey in fill extension within the space where the existing two storey addition projects and the boundary with the adjacent attached dwelling no. 11 The Street. The extension is of flat roof design with a roof lantern proposed. It is of irregular shape due to the space being filled. It has a maximum depth on the boundary of 3.4 metres, 2.2 metres wide and 2.8 metres high to the flat roof and 3.4 metres including the roof lantern.

Consultations: None

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7. AB4
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Adur Submission Local Plan (2016) Policy 17
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality and how the proposal affects the character and appearance of the Conservation Area.

Visual Amenity and Impact upon Character and Appearance of the Conservation Area

The proposed extension is to the rear of the dwelling 'tucked in' between the neighbouring building and will adjoin an existing extension at the application site. It is also single storey in scale. It is therefore not visible from the front of the dwelling or within the wider locality or street scene. It is modest in scale and subservient to the main dwelling. There will be no adverse impact upon the character and appearance of the existing dwelling. The Conservation Area will be preserved.

Residential Amenity

Due to the position of the dwelling and the extension the main dwelling affected is the attached terrace no. 11. The proposed extension will abut their adjacent single storey extension. The original plans did not show how the extension would relate to the existing adjacent extension. Amended plans have been submitted which confirm that the proposed extension will abut the boundary with no. 11. The extensions will not join in any way. There is currently a rendered side wall on the boundary with side high level glazing and guttering, at no. 11. The proposed extension will block the high level windows yet any loss of light would be very insignificant. The existing guttering would be unaffected.

The proposed extension will be slightly deeper than the extension at no. 11, 0.7 metres. This would not result in any loss of light or overbearing impact in this case. There would also be no resultant overlooking in this case.

Recommendation

APPROVE

1. Standard time limit
2. materials to match existing
3. Approved plans

Informative

1. Proactive with amendments

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

Case Officer: Hannah Barker Date: 4th October 2017

Authorised by: Jo Morin Date: 05.10.2017