Development Management - Delegated Officer Report

Application Number: **AWDM/0503/15**

Recommendation – Approve

Site: 29 Garden Close Shoreham By Sea Wesy Sussex

Proposal: Single storey side and rear extension

Date of site visit: 27-5-15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to a detached bungalow in a quiet residential cul-de-sac off from Upper Shoreham Road, in an outer suburb of Shoreham.

The proposal is for a single storey L-shaped extension to measure (at max) 3.9 metres in height, 7.6 metres in length, and 3.4 metres in width.

Relevant site history
None relevant

Consultations
None

Representations
None

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

Planning Assessment

Principle
Upgrading of residential accommodation is acceptable in principle.

Residential amenity

The extension would be physically removed from neighbouring dwellinghouses and would be screened by trees, so no adverse harm would arise onto neighbour amenities by way of overbearing/overshadowing and loss of privacy and overlooking.

Visual amenity

The extension would be visually integrated with the host dwelling in terms of its scale and form. It would be built of matching exterior materials/finishes and

fenestration would closely resemble that on the host dwelling. No visual harm would arise from it.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit
2. Approved Plans
3. Exterior materials/finishes to match

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.

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

Case Officer:	Matthew Porter	Date: 29-05-2015
Authorised by:	Peter Barnett	Date: 29 May 2015