Development Management - Delegated Officer Report

Application Number: AWDM/0794/18 Recommendation – Approve

Site: 78 Stoney Lane, Shoreham-By-Sea

Proposal: Single storey front/side extension

Date of site visit: 6 June 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terraced dwelling on the corner of Chiltern Close and Stoney Lane. It has a detached garage and a larger area of land to the side (north). It is proposed to construct a single storey extension to the front measuring 1.2m deep, which will project beyond the side of the house also by 1.2m. It will have a mono-pitched roof.

Relevant site history

AWDM/1201/16 - Wooden open palisade fencing 0.9m high to east and north boundary - approved

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 (March 2012)

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

The houses along this part of Stoney Lane do not have any front projections, such as porches, or extensions. The proposed extension would therefore appear a little out of keeping. However, in itself, the extension is not considered to cause significant visual harm. The impact is reduced by the dwelling's larger plot and the presence of the garage to the side. On balance it is considered that the proposal is visually acceptable.

Residential amenity

The depth of the extension at 1.2m will not result in any loss of light or outlook for the attached dwelling to the south, which has its entrance door closest to the boundary rather than any habitable rooms.

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: 22 June 2018

Authorised by: Gary Peck Date: 26 June 2018