Development Management - Delegated Officer Report

Application Number: AWDM/0863/19 Recommendation – Approve

Site: 17 Greenacres, Shoreham-By-Sea

Proposal: Demolition of existing conservatory and construction of single-storey side and rear extension.

Date of site visit: 13 June 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terrace house in Greenacres. It is proposed to construct a ground floor extension on the NE corner of the house, wrapping around the side and rear. The extension will measure 3m wide at the front and 7m deep (extending 3m beyond the existing rear wall). It will be 3.1m high with a parapet flat roof. It will be set back 4.1m behind the front wall of the house.

Relevant Planning History

None

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 (July 2018)

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 extension is a modest addition which will not have a harmful visual impact in the street scene. Its set back position and low height will ensure that it is a subservient addition which is sympathetic to the design aesthetic of the street.

Residential amenity

The extension will be within the existing fenced rear garden and will sit in front of a window at the front of 18 Greenacres to the NE, which is perpendicular to the site. Its height will take it above the top of the fence and it will be just 3.5m from the neighbouring window. However, the affected window already has a restricted outlook, facing the fence and side wall of No.17, and the proposed extension, at 3.1m high with a parapet roof, is not considered to cause a sufficiently serious loss of amenity to warrant refusal.

There are several openings proposed for the side elevations of the extension, two of which are to be high level and should not cause a loss of privacy. A window serving a WC should be required to be obscure glazed by condition.

To the SW, No. 16 is attached to the application property and has a rear extension. It is not adversely affected by this proposal which replaces an existing conservatory and is over 2m off the boundary.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Obscure glaze side window serving WC

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: 2 July 2019

Authorised by: Gary Peck Date: 2 July 2019