Development Management - Delegated Officer Report

Application Number: AWDM/1472/17 Recommendation – Approve

Site: 20 Windlesham Road, Shoreham-By-Sea

Proposal: Proposed single storey flat roofed rear extension with roof lantern

Date of site visit: 13 October 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow on the north side of Windlesham Road which sits between two storey houses on either side. The application is proposing to construct a flat roofed ground floor extension measuring 6m deep across the whole of the rear. Existing rear extensions are to be demolished to accommodate the new extension and overall the extension will project to a similar depth as existing.

Roof extensions were originally shown on the submitted drawings but these have been removed from the application as they are considered to constitute permitted development.

Relevant site history

None

Consultations

None

Representations

Letter of objection received from the occupier of 18 Windlesham Road:

- Roof alterations will bring roof closer to side windows at No.18 resulting in loss of light
- Plans are inaccurate

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Submission Adur Local Plan (2016) Policy 15
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 extension is at the rear and will not be visible from the street. It will have a contemporary rendered finish and an appearance at odds with the existing building but it is not considered to result in visual harm.

Residential amenity

The extension will be similar in scale with the existing rear projections and, as such, will have little impact on the amenities of neighbouring residents. No. 22 to the east is set off the boundary and has a garage adjacent to the boundary with No.20. It will not suffer a serious loss of outlook.

To the west, No.18 is much closer to the boundary but will not be adversely affected by the proposal which will extend to a similar depth as existing.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. No side windows

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: 9 November 2017

Authorised by: Gary Peck Date: 14 November 2017