Development Management– Delegated Officer Report

Application Number: AWDM/0271/17 Recommendation – APPROVE

Site: 176 Downside, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension to north elevation.

Date of site visit: 21.03.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application site is a semi- detached chalet bungalow within a street of similar on the north side of Downside. There is a shared driveway to the east side of the bungalow shared with no. 174. This leads to two attached single, flat roof garages serving the application site and adjacent dwelling.

Consent is sought for a single storey, flat roof rear addition. 3.5 metres is depth, 5.65 metres wide and 2.8 metres high. The extension is to be a family room with the ground floor layout also being altered including moving the existing kitchen from the front of the bungalow to the rear.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Local Plan Submission Policy 15
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.

Visual Amenity

The proposed extension is to the rear of the site. It is modest in scale and limited in bulk due to its flat roof design. Although the flat roof design is not the most in keeping style here it does limit the height of the extension and represent a simplistic form of design. Also it allows the roof to remain separate from the existing rear dormer.

A condition is attached to ensure that works will be carried out with materials and finishes to match existing.

Residential Amenity

The extension is limited to 3.5 metres in depth. The Council's Development Control Standards state that single storey extensions adjacent to the boundary of an attached dwelling should be limited to such a depth. This is to avoid any loss of light or overbearing impact. There are no rear extensions adjacent on either of the neighbouring properties. The extension is built slightly set in from the boundary with the attached dwelling no. 178 yet there is a greater distance between the proposal and no. 174 to the east due to the driveway. Due to its limited depth it is considered that the proposed extension will be acceptable in this case.

A condition is attached to ensure that no openings are formed in the side elevations of the extension to ensure that there will be no unacceptable loss of privacy in this case.

Recommendation

APPROVE

1. standard time limit
2. Materials to match existing
3. no openings on side elevations
4. approved plans

Informative

1. proactive no amendments

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

Case Officer: Hannah Barker Date: 27th March 2017

Authorised by: Jo Morin Date: 28.03.2017