Development Control – Delegated Officer Report

Application Number: AWDM/0735/14 **Recommendation – Approve**

Site: **100 Eastern Avenue**

Proposal: **Proposed single storey rear extension**

Date of site visit: 17.7.14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached two-storey dwelling, with some of the exterior render at the rear removed.

The proposal is for a single storey rear extension to measure (at max) some 3.7 metres in height (excluding flue), 4 metres in length, and 5.6 metres in width.

The surrounding area is an inner residential suburb of Shoreham.

Relevant site history
None

Consultations
None

Representations
None

Relevant Planning Policies
Adur District Local Plan saved policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The scale of the extension would be appropriate to its host dwelling, with sympathetic exterior materials and finishes. Its fenestration would be of sympathetic design to that on the main house.

The flue would be a noticeable feature as it is tall. However it is positioned at the rear of the property away from public view and set near to the exterior wall of the building, so would be less obtrusive visually.

Insufficient visual harm would arise from it.

Residential amenity - neighbours

The neighbours principally impacted upon by this development are those to either side (it is physically removed from the remainder).

Neighbour to north

This neighbouring building has itself been extended. The proposed extension at 100 Eastern Avenue would not protrude beyond this and there are no windows/openings in its flank wall facing the application site.

This ensures no adverse overbearing and overshadowing would occur, and unacceptable overlooking would be avoided.

The flue would be visible to this neighbour and it is tall. However it is a narrow vertical structure, and visually is not unlike a typical domestic aerial.

Neighbour to south

The extension length would take some light and outlook away from this neighbour's own conservatory, which is built off the rear wall and has clear glazing in its flank facing the application site.

However the spacing between the flank wall of the proposed extension and this neighbouring building (some 2 metres) ensures the severity of overbearing and overshadowing would not be adverse.

The window in the flank of the extension facing the neighbour is high level so would not allow for invasive overlooking and loss of privacy (despite the low fence to the shared boundary).

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Exterior materials/finishes

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: 23-7-2014

Authorised by: Peter Barnett Date: 23 July 2014