Development Management - Delegated Officer Report

Application Number: AWDM/1601/18 Recommendation – APPROVE

Site: 70 Adur Avenue Shoreham-By-Sea

Proposal: Single storey rear extension to north elevation.

Date of site visit: 26th November 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached dwelling with rooms in the roof. There is as existing a small single storey lean to at the rear. A detached pre fabricated garage is set back to the side of the dwelling with access via a shared side driveway. The garage is to be demolished.

Consent is sought to remove the rear lean to and to build a single storey flat roof extension with roof lantern. The extension is to provide a large open plan kitchen/dining/family room. The extension is to be the full width of the dwelling, 5.9 metres in depth with a flat roof. A large roof lantern is proposed within the flat roof.

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 proposed extension is large in depth however the lean to extension and detached garage will be removed. It is to the rear of the site and is therefore not

visible within the street scene. The extension will be rendered to match the existing building. The development will allow for ample amenity space to remain. Within the context of the existing built environment, rear extensions are common place and such a development would not be visually detrimental in this case.

Residential amenity

The main properties to be affected by the proposal are those either side of the site. To the east there is a chalet bungalow with large single storey flat roof addition. This has a blank side elevation facing onto the site. There will be space between the existing extension and the proposal. A high level side window is proposed facing onto the blank elevation adjacent. It is not considered that any direct overlooking will occur as a result. The extension although deep at 5.9 metres will not result in any loss of light, privacy or overbearing impact to the occupiers of the bungalow to the east.

To the west is the attached dwelling which has an existing single storey lean to extension built up to the boundary. The proposed addition will extend beyond this neighbouring extension by 2.7 metres. It is therefore in this case considered that the extension 5.9 metres in depth can be supported here. There will be no significant loss of light or overbearing impact as a result. Development Management Standard No. 2 states that an extension built adjacent to the boundary with an attached dwelling should not exceed 3.5 metres in depth. As the extension is 2.7 metres beyond the existing it is considered to comply with this adopted guidance.

A condition is attached to ensure that no openings are formed (other than the side windows shown on the plan) on the east or west elevation to ensure no overlooking will occur.

On balance it is considered that this large addition can be supported in the light of the above.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extension.

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: Hannah Barker Date: 27th November 2018

Authorised by: Peter Barnett Date: 27 November 2018