Development Management - Delegated Officer Report

Application Number: AWDM/0348/15 Recommendation – Approve

Site: 251 Old Shoreham Road, Southwick

Proposal: Single storey rear and side extension

Date of site visit: 28 April 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached property on the north side of Old Shoreham Road. It has a flat-roofed ground floor rear extension and a side lean-to. It is proposed to square off the extension at the rear so that it runs the full width of the house to a depth of 4.1m. At the side of the house, the existing lean-to is to be replaced with a new lean-to store measuring 2.4m wide at the front (constructed up to the boundary), 7.1m deep and 2.8m high.

Relevant site history

None

Consultations

None

Representations

None received

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’ National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 at the rear will not be visible from the street. The side extension replaces the existing structure and will not cause harm to the visual amenities of the area.

Residential amenity

The rear extension will maintain a distance of 1.5m to the western boundary and will not have an adverse impact on the neighbouring occupier to the west. The side extension replaces an existing structure in the same position and will also not result in harm. There is a reasonable separation between the site and its neighbour. No other properties are affected.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Permission relates to approved plans

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: 29 April 2015

Authorised by: Gary Peck Date: 29 April 2015