Development Management - Delegated Officer Report

Application Number: AWDM/0959/18 Recommendation – APPROVE

Site: 67 The Drive Shoreham-By-Sea

Proposal: Single storey rear extension.

Date of site visit: 30th July 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling in a street of similar in north Shoreham. There is as existing a corner, rear single storey gable extension. Consent is sought to extend to the rear of the existing building by 3 metres the full width of the property. The extension will have a half hipped roof with a roof lantern and will provide a family living kitchen space.

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 extension is to the rear of the property and is therefore not visible within the street scene, although the property has already been extended this is in line as existing with the attached dwelling. The additional single storey extension will not be overdevelopment here. It is in keeping in size and scale with the existing dwelling. Materials will match existing.

Residential amenity

The extension will be built adjacent to the boundary with no. 65 to the south of the site. It will extend 3 metres beyond the rear of the adjacent dwelling. It will therefore not result in any loss of light or overbearing impact. A condition is attached to ensure that no openings are inserted on either side of the extension. At 3 metres this is below the 3.5 metre guidance contained within the Council's Development Management Standard.

To the north is no. 69, there is driveway space between these properties, therefore separation between the extension and the side of the neighbouring property. There will be no loss of light, privacy or overbearing impact as a result of this modest extension, again a condition relating to side openings is attached.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on north or south elevation of 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: 30th July 2018

Authorised by: Peter Barnett Date: 30 July 2018