Development Management - Delegated Officer Report

Application Number: AWDM/0073/18 Recommendation – Approve

Site: 5 The Rowans, Shoreham-By-Sea

Proposal: Demolition of existing single-storey garage, w.c. and utility room and construction of two-storey side extension.

Date of site visit: 29 January 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi detached dwelling located on the east side of The Rowans. It has a flat-roofed garage attached to its north side which it is proposed to demolish and replace with a two storey extension measuring 2.4m wide, for the full depth of the house. The extension will be set back at first floor from the front wall of the house by 0.45m and will be set down from the main roof ridge by 0.2m.

Relevant site history

None

Consultations

None

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 (March 2012)

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 will be suitably subservient to the original house and is an acceptable addition. It will be similar in scale and appearance to an extension under construction at No.77 Greenacres, which is visible from the site (approved under reference AWDM/1828/16).

Residential amenity

The extension will leave a gap of 1.7m to the boundary with 63 Greenacres to the north, narrowing to 0.9m at the rear. That property is separated from the site by its driveway and it has a blank flank wall facing the site. There is not considered to be any adverse impact on the residential amenities of those occupiers.

Parking

The proposal will result in the loss of the property's garage. However a parking space will be retained on the driveway and no additional bedrooms are being provided as a result of this extension.

There are not considered to be any severe highway or amenity impacts arising from this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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: 12 February 2018

Authorised by: Gary Peck Date: 15 February 2018