Development Management - Delegated Officer Report

Application Number: AWDM/1679/17 Recommendation – Approve

Site: 8 Nursery Close, Shoreham-By-Sea

Proposal: Single-storey side and rear extension to east and north elevations. Hip to gable roof extension and rear dormer.

Date of site visit: 30 November 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached hip roofed bungalow in a cul-de-sac. It is proposed to extend the roof to form a gabled end with a rear dormer. A single storey side and rear extension is also proposed, measuring 3.7m wide at the side and 3m deep at the rear. It will be flat roofed with a false pitch.

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.3 '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 proposed extension will wrap around the side and rear of the property but will not appear visually harmful. It will be set back from the front wall of the existing building and will be suitably subservient.

The roof extension will match that on the other half of this semi detached pair and will not be out of keeping in the Close. The rear dormer is large but will be similar in scale to the dormer on the attached dwelling and, being at the rear, no serious visual harm will occur.

Residential amenity

The proposed ground floor rear extension will be 3m deep and complies with DM Standard No.3. No harm will be caused to the attached dwelling which itself has a rear conservatory extension with obscure glazed windows at the side.

The side extension and roof extensions will be separated from No.9 to the east by a closeboard boundary fence and the driveway at No.9. No harm will occur. Sufficient distance exists to the rear to avoid a harmful loss of privacy. There are several examples of dormer windows in the rear roofslopes of the dwellings to the north so any overlooking will be mutual.

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: 4 January 2018

Authorised by: Gary Peck Date: 4 January 2018