# Development Management - Delegated Officer Report

**Application Number: AWDM/0830/19 Recommendation – APPROVE**

**Site: 139 Middle Road, Shoreham-By-Sea**

**Proposal: Two storey side extension to West elevation and first floor rear extension to North elevation plus rear facing dormer and new entrance porch.**

**Date of site visit: Feb 2019**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

## Proposal, Site and Surroundings

The application property is a semi-detached 2 storey dwelling. It has a ground floor extension at the rear which wraps around the west side of the property. As amended, it is proposed to construct a two storey side extension up to the side boundary and new front porch. At the rear a first floor extension is proposed, 4.2m deep, plus small dormer in the existing roofslope.

## Relevant Planning History

AWDM/0128/19 - First and second floor side extension and loft conversion including front and rear dormers – withdrawn

## 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 (February 2019)

## 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 side extension is to be constructed up to the western boundary and will not leave a 1m gap as is usually required. However, in this case, the adjoining property is separated by an access road leading to garages with flats above at the rear of 137 Middle Road. Consequently, the extension will not lead to a 'terracing effect'. Furthermore, the proposed side extension is narrow, at only 1.4m wide, and it will not appear as a dominant addition. It has been designed to continue the roof line and is not set back from the front; however, for the reasons stated it is considered to be acceptable.

At the rear the first floor extension is quite deep at 4.2m. Its design and scale has been improved during the course of the application and, while quite large, it is set off the eastern boundary and does not span the full width of the house. The building to the west (137) also has a two storey rear extension which will be in line with the proposal at 139. It will be visible from Southview Close to the east but will not be visually harmful in the context of other extensions, including at 143 Middle Road.

**Residential amenity**

The side extension will close the gap slightly to 137 to the west where there are openings in the side wall, one of which (on the ground floor) serves a bedroom. Despite the closing of the gap, a distance of 4m will remain and it is not considered that any serious loss of light or outlook will occur.

The rear extension is set off the eastern boundary by 2.3m and will not cause a harmful loss of amenity to No.141, which has a ground floor rear extension. No adverse impact on No.137 or the flats to the rear is anticipated. Side windows shall be obscure glazed by condition.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Obscure glaze side windows
5. 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in

favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 19 August 2019

Authorised by: Gary Peck Date: 21 August 2019