Development Management - Delegated Officer Report

Application Number: AWDM/1589/18 Recommendation – Approve

Site: 14 Greenacres, Shoreham-By-Sea

Proposal: Proposed single-storey side extension.

Date of site visit: 25 October 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terrace house in Greenacres. It is proposed to construct a ground floor extension on the south side of the house. The property boundary is angled, widening towards the rear. The extension will therefore measure 1.54m wide at the front and 4.62m wide at the rear. It will be 6.9m deep and 3.5m high with a decorative parapet wall to match the prevailing style in the estate. It will be set back 1.8m behind the front wall of the house.

The site abuts an access road leading to a garage block behind. The neighbouring house to the south, No.13, is stepped back slightly behind the front of No.14, separated from the site by the access road.

Relevant Planning 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 (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 a modest addition which will not have a harmful visual impact in the street scene. Its set back position and low height will ensure that it is a subservient addition which has been designed to be sympathetic to the design aesthetic of the street.

Residential amenity

The extension is the north east of the house to the south, No.13 and will be 4m from that property. Due to the orientation of the houses, the extension will not cause a loss of light or outlook.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows in the south 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 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: 16 November 2018

Authorised by: Gary Peck Date: 16 November 2018