Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1379/17

Site: **5 Benbow Close, Shoreham**

Proposal: **First floor extension to front (south) elevation**

Date of site visit: 4 October 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a mid-terrace house located within a terrace of four houses which form a branch on the east side of Benbow Close. The house has a staggered frontage with a projecting section to the left hand side of the front elevation and with the adjoining dwelling (No.4) to the west having a similar front projection at its left hand side, both of which leave recesses. To the east, No. 6 has infilled its recess under permission granted last year (AWDM/0521/16).

Permission is sought for the construction of a first floor infill extension to the front elevation but not going in front of the projecting front wall at No.4. The pitch of the roof would be continued forward onto the new infill section to be consistent with the eaves level of the projecting element and that at No.6. The extension would measure 2.5 metres in width and 2.9 metres in depth approximately. Matching materials are proposed (white upvc cladding).

Relevant site history

As above

Consultations

None

Representations

None received

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies):
AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity

The front extension would result in the loss of the recess and staggered building line to the frontage, as was the case at No.6. This is a feature that is repeated at the other end of the terrace, although the pair of houses at the western end of the terrace are wholly stepped forward of No.5 and No.6 and therefore not entirely uniform in appearance and with variety in the appearance of balconies and fenestration. There is some repetition of the staggered form elsewhere in Collingwood Court and Admirals Walk to the east and north of the site but there is more variety in design elsewhere in Benbow Close to the north and south.

As the terrace itself is not uniform in appearance, and as a similar extension was recently approved on the adjoining property (and which has been carried out), a refusal on design grounds would not be justified in this instance.

Residential amenity

The extension will not project beyond the line of the recent extension at No.6, nor will it project beyond the front of No.4. No loss of residential amenity will occur.

Recommendation

Approve

Subject to Conditions:-

1. Permission relates to approved plans
2. Standard time limit
3. Matching materials

Informative

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.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Peter Barnett Date: 10 October 2017

Authorised by: Gary Peck Date: 10 October 2017