Development Management - Delegated Officer Report

Application Number: AWDM/0253/19 Recommendation – APPROVE

Site: 17 Rosemary Drive, Shoreham-By-Sea

Proposal: Single storey side extension to west elevation

Date of site visit: 5th March 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached chalet bungalow within an open plan, spacious estate of both semi detached, and terraced chalet bungalows and houses.

The application site is on the corner of Rosemary Drive with Lavender Hill to the west. There is currently a single storey side extension with main entrance to the western side of the building. There is grass to the front and side of the bungalow.

Consent is sought to extend the existing side, lean to addition forward by 2.6 metres to form an office. The extension will match existing and will have a window to the front. Amended plans have been received to show the extension slightly set back from that originally submitted. This was to avoid the extension abutting the existing eaves of the bungalow. It was considered that visually the appearance of the extension would be improved by there being some spacing here. The amended plans are for consideration here.

The plans also show a single storey extension to the rear, this is to be built under permitted development and does not form part of this application.

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

Due to the open plan nature of the site and surrounding built environment and the position of the dwelling and extension on the corner, the proposed extension will be clearly visible within the street scene and when viewed from neighbouring properties. It is considered that the increased depth of the extension, as amended will be acceptable in this case. Although it is visible it will match the existing simplistic design. The side elevation will only have the existing front door with no other new fenestration detailing. A condition is attached to ensure that this is the case. The grassed area will still remain to the side and front not removing the existing spacious character that exists here. There would be no significant visual harm in this case.

Residential amenity

Due to the position of the extension adjacent to the highway, there are no neighbouring properties to be directly affected. No loss of light, privacy or overbearing impact will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the west elevation of the extension.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 19th March 2019

Authorised by: Peter Barnett Date: 19 March 2019