Expiry Date – 30/9, eot to 8/10 sought

Development Control – Delegated Officer Report

Application Number: AWDM/1215/19 Recommendation – Grant

Site: 82 Old Shoreham Road, Southwick

Proposal: Single storey rear extension.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 1.10.19

Site and Surroundings

This application relates to a mid terraced inter war house on the south side of Old Shoreham Road to the west of the junction with Underdown Road. The property is currently undergoing a loft conversion.

Ground level of these houses is above that of the rear garden.

The site is not in a conservation area and is not listed

Proposal

Planning permission is sought to erect a 3.72 metres deep full width extension on the rear of this house. The extension is flat roofed with a height of 3.5 metres and a roof lantern above. 3 steps out into the garden are planned. These are a maximum of 0.5 metre in height.

Relevant Planning History

None.

Consultations

None undertaken.

Representations

One letter of 'No objection' from owner of No. 80.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

The extension is at the rear and will not affect the character of the area.

Neighbour amenity

No. 84 has a mono pitched rear extension on the boundary approximately 2 metres in depth. The extension is will not be harmful to their amenity. No. 80 is unextended.

The extension is slightly larger than we would normally allow, an extra 270mm in depth and 0.5 metre higher to flat roof than typical. No. 80 will lose morning sunlight but being to the west will continue to receive late morning and afternoon sun into the rear living room. The owner of No.80 has written to confirm he has no objection to the proposal.

The stairs out are similar to steps to the rear of the house currently and either side.

In the circumstances it is considered that this rear extension, though larger than Development Management Standard No. 2 'Extensions and Alterations to Dwellings' would normally permit is acceptable.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. No side windows

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 any representations? No.

Case Officer signed: MOK Date: 3/10/19

Authorised and signed by: Peter Barnett Date: 3 October 2019