Expiry Date – 1/11

Development Control – Delegated Officer Report

Application Number: AWDM/1440/19 Recommendation – Grant

Site: 109 Greenacres, Shoreham

Proposal: First floor side extension with rear rooflight (above existing single storey extension) to North West elevation.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 22/10

Site and Surroundings

This application relates to an end of terrace house on the north side of Greenacres set back from the road by an area of estate landscaping. The property has been extended to the side with a mono pitched roof extension and also has a rear conservatory. The adjoining property at right angles has also added a single storey side extension.

Greenacres is an estate of similar houses built in the late 1960's.The property is not in a conservation area and is not listed.

Proposal

Permission is sought to build over the side extension to create two additional bedrooms. The extension is shown with a gabled roof to match the original property.

Relevant Planning History

SU/26/94 – single storey side extension and rear conservatory. Granted 14.3.94

Consultations

None undertaken

Representations

None received.

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.

Neighbour amenity

The extension is set back from the front of the property by 695mm and does not include any side windows. It maintains rear garden access from the front. It sits at right angles to No.108. 108 has a ground floor side extension with no front or side windows. There is a landing window in the main flank wall. No neighbour harm will occur.

Visual amenity

The gap between these two end of terrace properties at right angles to one another is not of great significance to the streetscene. A modest gap will be maintained. The extension is set back from the original frontage by 695 mm maintain an element of subordination.

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: 23.10.19
Authorised and signed by:	Peter Barnett	Date: 23 October 2019