Expiry Date – 11/2

Development Control – Delegated Officer Report

Application Number: AWDM/2281/21 Recommendation – Grant

Site: 53 The Meadway, Shoreham

Proposal: **Single storey side extension.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 21/1

Site and Surroundings

This application relates to a semi detached hipped roof bungalow on the south side of The Meadway built in the late 1940's. The bungalow has been extended into the loft with a rear dormer and front rooflight and at the rear single storey.

It has a pair of double gates on its west side with pergola behind and shed on the boundary in the rear garden.

The property is not in a conservation area and is not listed.

Proposal

Permission is sought for a single storey side extension extending from the front to the full depth of the rear extension, 12 metres, to create a garage/store, utility room, bathroom and bedroom. The extension is set off the shared boundary by 1 metre. It is flat roofed and 2.8 metres in height.

Relevant Planning History

AWDM/1118/21 - Proposed extended rear dormer with juliet balcony, hip to side gable roof extension. Rear dormer and side gable to be clad with weatherboarding. Withdrawn.

AWDM/0997/21 - Application for a Lawful Development Certificate for Proposed rooms in roof consisting of hip to gable and rear dormer and Juliet balcony. Issued

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'.
WSCC Guidance on Parking at New Developments (Sept 2020).

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

Many other bungalows have extended to the side with garages and extensions some without leaving a gap to the boundary. This proposal will not be out of keeping.

Neighbour amenity

No 51, to the west, has a recessed pitched roof garage on the common boundary. Otherwise it has bathroom and hall windows in its flank wall. It will not be harmful to occupiers at 51. No other neighbour is affected.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Matching materials*
4. *Side windows obscure and high level opening only*
5. *No new side windows*
6. *Ancillary use only*

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 27.1.22
Authorised and signed by:	Peter Barnett	Date: 27 January 2022