Development Control – Delegated Officer Report

Application Number: AWDM/0488/15 Recommendation – APPROVE

Site: 17 Ravens Road, Shoreham

Proposal: Construction of single storey side extension

Date of site visit: 19.05.2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the westerly side of Ravens Road and comprises a two storey semi-detached dwelling which has a single storey garage extension to the southern side. The road is residential in nature and is characterised by pairs of semi-detached properties and blocks of flats.

The proposal seeks planning permission for a single storey extension to the southern side of the property. The proposed extension would measure 4.15 metres in length, 3.55 metres in width and 4.5 metres high. The walls of the extension would incorporate rendered masonry painted to match the walls of the existing dwelling and interlocking roof tiles to match the existing house.

Consultations: None received**.**

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' National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

The principle of extending this existing dwelling house is acceptable subject to the proposed extension causing no adverse impact on the visual amenities of the area or the occupiers of neighbouring properties.

Visual amenity

The proposed extension would be attached to the staggered southerly wall of the existing dwelling and would extend be beyond the original southerly side wall of the dwelling house. The proposed extension would not be visible from

Ravens Road to the east as it would be screened by the existing single storey garage extension to the southern side of the property. The proposed extension would therefore have no impact on the visual amenities of the street scene.

The extension has been designed to match the other single storey extensions which have been added to the southerly side and westerly rear elevations of the property, incorporating a sloping roof and materials which would match the existing dwelling house. The proposed extension would therefore remain sympathetic in terms of scale, design and appearance with the original dwelling house.

Residential amenity

The residential occupiers that would be most affected by the proposed extension are located within the neighbouring property, 15 Ravens Road to the south of the application property. The proposed extension would be well distanced to the neighbouring property, 8 Southdown Road to the west by the lengthy rear garden and would not therefore cause any loss of amenity to these neighbouring occupiers.

The proposed extension would be distanced to the neighbouring dwelling to the south by 1.5 metres and the three side windows within the extension would be screened by the 2 metre high flint and rubble wall which lines the southern boundary of the site. The southerly neighbouring property has also extended to their northern side with a small conservatory and this is mostly hidden by the boundary wall. The proposed sloping roof with roof lights would be visible above the boundary wall from the southerly neighbouring site, however the high level of the roof lights would only provide light to the extended dining and kitchen area and as such they would not cause any loss of amenity to the southerly neighbouring occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit
2. Approved Plans
3. Matching Materials

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Rebecca Tier Date: 28th May 2015

Authorised by: Jo Morin Date: 28.05.2015