# Development Control – Delegated Officer Report

**Application Number:** **Recommendation – APPROVE**
**AWDM/1382/16**

**Site:** **26 Woodards View, Shoreham by Sea**

**Proposal:** **Retention of single storey rear extension to south elevation with flue for woodburner (retrospective)**

Neighbours checked: Y
Additional neighbour notifications: /N

**Proposal, Site and Surroundings**

The proposal is for a single storey flat roof rear extension to measure (at max) 2.9 metres in height, 4 metres in length, and 5.9 metres in width. It can not be built as permitted development because the height of the eaves of the extension exceeds the height of the eaves of the original dwelling.

The application property is a detached property with large rear dormer. There is a free standing garage to the side/rear which is accessed by a driveway.

The surrounding area is a suburb of Shoreham, near to the beach, residential in its character.

**Relevant Planning History**
None

**Consultations**
None

**Representations**
None

**Relevant Planning Policies and Guidance**

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 (March 2012)

**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***

The design of the extension is not the most sophisticated. It is relatively large and has a heavy flat roof. The way in which it meets the roof of the host dwelling is unfortunate and the materials and fenestration chosen do not match those currently existing, however the extension is concealed from public viewpoint. The only views of it, from outside of the application site, are oblique views from the side/rear of the adjoining properties only. No representations have been received from these properties. Given the limited visibility of the extension its poor design can not justify a refusal.

***Residential amenity***

The neighbours principally impacted upon are those to either side.

*Neighbour to west*

There is a view from the doors in the west elevation through an opening in the boundary wall to the driveway (for a gate, currently not installed, no apparent intention to replace when asked) onto a side facing window of this property. This view is currently significantly screened by existing boundary treatment and planting. A fence could be erected in this location of up to 2 metres in height should either party which would screen views to the extent that adverse overlooking and loss of privacy would be avoided. The extension is sufficiently far removed from this property to have no other significant impacts (overbearing/overshadowing) upon it.

*Neighbour to east*

The property to the east has previously been significantly extended itself. These extensions do contain side (west facing) windows that look onto the extension. There is however substantial boundary fencing between the properties resulting in no increase in overlooking. The proposal contains one window in its east elevation, at high level, it is the applicants intention to obscure glaze this and this can be controlled by condition. There may be slight loss of light to these windows in the morning however the principle windows of this accommodation are believed to be to the rear. The occupiers of this property have raised no objection to the proposal which can be considered acceptable in terms of the impacts on their residential amenity.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved plans
2. High level window to eastern elevation to be obscured.

**Informative**

Is recommendation contrary to any representations? N

Case Officer signed: Claire Pink Date: 14.11.2016

Authorised and signed by: Gary Peck Date: 14 November 2016