Development Management - Delegated Officer Report

Application Number: AWDM/0288/19 Recommendation – APPROVE

Site: 17 The Avenue, Shoreham-By-Sea, West Sussex

Proposal: Single storey front extension

Date of site visit: 21.03.19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow within a street of bungalows and chalet bungalows of varying styles some of which have been altered and extended and appear visually different within the street scene. The property has a flat roof garage attached to the side and hipped roof projection to the front with a bay.

Consent is sought to bring the section adjacent to the front projection forward to be in line with the projection but set back from the line of the bay window. Materials will match existing and a dummy pitch is proposed.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

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 proposed extension will be visible when viewed within the street scene and surrounding area. It will not be out of keeping as variation exists between properties within the street. Buildings are not uniform in appearance. Although the extension

will bring the frontage in line with the front projection it will be a subservient addition with lower roof height and the existing bay will remain the most forward feature. The proposal is acceptable and will have no adverse impact on the character of the existing building or street scene.

Residential amenity

Adjacent to the garage to the side of the bungalow is the side elevation of the adjacent property with side window and door. The projection will be set in from this boundary and there is limited outlook and light to the side of the neighbouring property as existing.

The existing front projection screens the proposed extension from the property to the other side. There will be no adverse impact in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows or openings on the eastern elevation of the extension.

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

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.

Case Officer: Hannah Barker Date: 8th April 2019

Authorised by: Peter Barnett Date: 8 April 2019