Development Management - Delegated Officer Report

Application Number: AWDM/1617/20 Recommendation – APPROVE

Site: 377 Upper Shoreham Road, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension.

Date of site visit: No visit, use of Google Maps and photographs

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached dwelling on the south side of Upper Shoreham Road. There is a rear projection at the rear on the eastern side of the rear elevation with a cat slide roof and rear dormer. Consent is sought for a flat roof single storey extension with roof lantern adjacent to the existing projection infilling the recessed area to the rear of the dwelling. A bay is to be removed from the rear projection and the extension will then be flush with the existing rear projection. The extension is 2.6 metres in depth and 8 metres wide. There is an existing detached store adjacent to the west boundary this is to be removed.

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

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 extension is to the rear of the dwelling house and is therefore not visible within the street scene. It is a subservient development in keeping with the scale and appearance of the existing building. Materials will match existing.

Residential amenity

Due to the extension being an infill the rear projection screens the new development from the property to the east. To the west adjacent to the boundary fence at the neighbouring property is a shed, the proposed extension will project beyond the rear elevation of the neighbouring property however due to the spacing between the buildings and the limited depth of 2.6 metres it will not have any adverse impact in terms of loss of light, privacy or overbearing impact. A condition is attached to ensure that no side windows are inserted adjacent to the boundary.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on west 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: 23rd November 2020

Authorised by: Peter Barnett Date: 23 November 2020