Development Management – Delegated Officer Report

Application Number: AWDM/0965/15 Recommendation: APPROVE

Site: 61 Hawkins Road, Shoreham-by-Sea

Proposal: Single storey rear/side extensions

Date of Site Visit: 8 July

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks permission for single storey side and rear extensions to this semi-detached bungalow on the eastern side of Hawkins Road.

The subject property sits to the southern end of the road adjoined to a bungalow to the south beyond which are properties in Kingston Broadway. On the western side of Hawkins Road are semi-detached houses, but the properties on the eastern side of this part of Hawkins Road are all bungalows.

Planning History:

None relevant

Consultations:

None undertaken

Representations:

None received

Relevant Planning Policies:

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB23 & AB25 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

The proposal seeks upgrade existing housing stock within the defined built-up area and is therefore acceptable in principle.

The proposal will have a minimal impact on the street scene as the side extension will be located behind an existing garage which will largely obscure it from public view.

In terms of impact upon neighbouring properties, the adjoining neighbour to the south already has its own extension and the southern part of the extension proposed under this application would be directly in line with that extension and so there would be no adverse impact upon that property. The northern part of the rear extension wraps around to form the side extension and is slightly deeper than the southern part but the property to the north also has its own rear extension and in any case the side access to both properties would remain (a gap of 0.9 metres would remain to the boundary) and there is some screening. The proposal would not materially affect neighbouring properties therefore and is accordingly considered acceptable.

Recommendation

APPROVE

Subject to Conditions:-

01 Full Permission
02 Matching Materials
03 Approved Plans

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

Case Officer: Gary Peck Date: 27 July 2015

Authorised by:  Date: 29th July 2015