Development Management - Delegated Officer Report

Application Number: AWDM/1135/15 Recommendation – Approve

Site: 44A Middle Road

Proposal: Single-storey rear extension to south elevation of ground floor flat

Date of site visit: 12.8.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terrace two-storey dwellinghouse with a two-storey flat roof rear protrusion. The building has been divided into two flats. It is situated in an outer residential suburb of Shoreham.

The proposal is for a single storey flat roof L-shaped rear and side extension. The full details of it are shown on the submitted drawings.

Relevant site history
None

Consultations (summarised)
None

Representations (summarised)
None

Relevant Planning Policies

Adur District Local Plan (saved policies): AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The infill extension would be domestic in scale and be built of matching materials and finishes. Its fenestration would be of a similar style to the existing building.

It would be visible only from a narrow passageway off from the public highway, so would have only a very marginal impact visually. Even so, its flat roof would not be incongruous.

Residential amenity

The neighbour principally impacted upon by this development is that adjoining (the development is physically removed from the remainder, including the neighbour to the east as the passageway between the two negates adverse overbearing and overshadowing and the absence of windows in the extension side negates direct unacceptable overlooking and loss of privacy).

The proposed extension would not protrude beyond the adjoining neighbour's own extension and it is to be no higher, so would not adversely overbear or overshadow.

Views from the extension would be oblique onto the neighbour, and largely screened by existing boundary treatment so unacceptable loss of privacy and overlooking would be negated.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved Plans
3. Materials to match
4. No side windows

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: Matthew Porter Date: 14-09-15

Authorised by: Peter Barnett Date: 15 September 2015