Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1523/12

Site: **16 The Drive, Shoreham by Sea**

Proposal: **Proposed single storey rear extension (retrospective)**

Date of site visit: 4th January 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is located within the built up area, a link detached chalet bungalow with a hipped gable roof extension, a rear extension, a conservatory and a side extension. There is a hardstanding to the front of the property with a garage along the northern boundary of the site, set back from the front of the property.

The streetscene is characterised by more substantial semi detached and detached dwellings, a few detached bungalows are located on the east side of the drive, situated on a gradient running north to south. No.18 (north) has been extended at 1st floor level with dormer extensions to the north and south elevations and also has a single storey side extension incorporating a garage.

An application was approved in 2010 for a single storey L shaped side extension at the application property. Retrospective permission is sought for additional depth of 0.7m to the approved extension adjacent to the northern boundary and an additional 1m adjacent to the existing conservatory.

The application arises following an enforcement complaint and subsequent investigation (AWEN/0210/12 refers).

Relevant site history

In 2008 an application for rooms in roof with alteration to roof and a garage/store to the north side and rear conservatory was approved (ADC/0004/08) and in 2010 a single storey side extension was approved (ADC/0281/10).

Consultations

Environmental Protection*:* Recommend potentially contaminated land precautionary condition.

Representations

None

Relevant Planning Policies

Adopted 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'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The works result in upgrading of 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. The proposed extension would extend just over 3.7m from the rear of the original house, just over that advised in the SPG.

Visual amenity

In visual terms the extension relates well to the existing rear elevation and would not appear significantly different to that approved under the application ADC/0281/10.

Residential amenity

The main impact is No.18 to the north. There is an existing side extension and garage at this neighbouring property. On the boundary the extension does not extend out any further than the neighbouring extension and where it does it is 09m from the boundary. It is considered there is no adverse impact in terms of loss of light or overbearing impact on the neighbouring property.

Accessibility and parking

N/A

Recommendation

APPROVE for the reason:-

The proposed development does not detract from the local environment and has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties. Consequently is does not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Permission relates to approved plans:
   Drawing No: 8743/1/E.

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

Is recommendation contrary to letter(s) of representation?

No

Case Officer: Jo Sanderson Date: 30th January 2013

Authorised by: Jo Morin Date: 31 Jan 2013