Development Management - Delegated Officer Report

Application Number: AWDM/0206/18 Recommendation – Approve

Site: 18 The Driveway, Shoreham-By-Sea

Proposal: Single storey rear extension

Date of site visit: 8 March 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached hip-roofed dwelling. It has a two storey flat roofed extension at the side. Permission is sought to construct a single storey flat roofed extension across the rear measuring 3m deep, 7.5m wide and 2.8m high. A central raised roof lantern is also proposed.

Relevant site history

None

Consultations

None

Representations

1 letter received from the occupier of 20 The Driveway:

- No objection but would prefer it if a small gap was left to the boundary

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 (March 2012)

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 a minor addition which will not harm the character or appearance of the property.

Residential amenity

The extension is to be constructed on the boundary with the attached property, No.20. Both dwellings are south facing with large gardens and, at only 3m deep, the proposed extension will not result in a harmful loss of light or outlook. The depth of the extension complies with the DM Standard and would be permitted development were it not for it overlapping the previous side extension.

To the west, No. 16 is further from the extension, separated by the existing garage in the rear garden of No.18, and is not adversely affected.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
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: Peter Barnett Date: 19 March 2018

Authorised by: Gary Peck Date: 19 March 2018