Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0251/16

Site: **17 Buckingham Road Shoreham-By-Sea West Sussex**

Proposal: **Single storey rear extension**

Date of site visit: 11-4-2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a mid-terraced two-storey dwellinghouse in an inner residential neighbourhood of Shoreham. Adjoining to the north is a take-away fish bar, which has a single storey rear extension. Adjoining to the south is a ground floor office with self-contained flat at first floor.

The application proposal is for a single storey L-shaped rear and side extension (full details shown on submitted drawings).

Relevant site history
None

Consultations
Southern Water: *Add informative*

Representations
None

Relevant Planning Policies
National Planning Policy Framework
Saved Adur District Local Plan: AG1, AH7

Planning Assessment

Principle

Upgrading of housing stock is acceptable in principle.

Visual amenity

The proportion of the extension would be domestic in scale. It would not be visible from public vantage point. It would be of matching exterior materials and finishes. The fenestration would match the style and design of the host dwelling.

The rear boundary backs onto the Shoreham Conservation Area but the development itself is sufficiently removed from it as not to adversely impact upon its setting.

Residential amenity

It is the neighbours either side who would be principally impacted upon by this development.

Neighbour to north

The extension would not protrude beyond the neighbouring buildings own extension and is of equal height, so any potential overbearing/overshadowing and/or overlooking/loss of privacy is negated.

Neighbour to south

Being single storey the extension would be physically removed from the first floor to avoid overbearing/overshadowing of the flat occupier. Views from the roof lantern would be oblique with mutual overlooking.

The ground floor is occupied by an office. There may well be some reduction in light and outlook as a result of the extension. However the office fenestration principally affected (that closest to the shared boundary) does not serve a principal workspace.

A fair proportion of the length of the extension would consist of plastic conservatory frame, which would lessen the sense of ‘enclosure’.

There is already mutual overlooking as the existing boundary treatment is low. The extension would not worsen this situation, and harmful loss of privacy would not occur.

Any overlooking from the rear facing fenestration onto neighbours would be oblique.

In such circumstance, although the extension length would exceed the Council’s adopted Standards, the severity of harm would not be adverse in this instance - so planning approval can be forthcoming.

Recommendation

Approve

1. Standard time limit
2. Approved Plans
3. Exterior materials/finishes to match

Informatives

i) 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.

ii) *A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk*

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

Case Officer: Matthew Porter Date: 12-04-2016

Authorised by: Peter Barnett Date: 13 April 2016