Development Control – Delegated Officer Report

Application Number: AWDM/1887/15 Recommendation – Approve

Site: 74 Buckingham Road

Proposal: Single storey side and rear extensions; rear dormer (set within the eaves)

Date of site visit: 13.1.16

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached two-storey interwar period property, on the curved junction between Buckingham Road and Upper Shoreham Road.

The proposal consists of a flat roof rear extension with lantern, a side extension, and a rear first floor dormer (the full details of the proposal are shown on the submitted drawings)

The surrounding area is an outer residential suburb of Shoreham.

Relevant site history
AWDM/1106/14
SINGLE STOREY SIDE AND REAR EXTENSIONS AND FRONT ROOFLIGHTS
Approved Conditionally 03/10/2014

Consultations
Southern Water: *Add informative*

Representations
None

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

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The existing rear elevation is somewhat of a jumble of extensions and additions already. The proposal would add to this, but not sufficiently enough to detract from the domestic scale and what is left of the building's original architectural form. It would not be visible from public vantage point.

The side extension would be seen from the public view. However it is not dissimilar in scale to the existing garage and its materials and finishes would match, as well as matching fenestration.

Residential amenity

It is the neighbours to either side who are principally impacted upon by this development (which is removed from the remainder).

Neighbour to north

The side extension is single storey and the neighbouring property is sufficiently removed so as to avoid adverse overbearing and overshadowing. The sole window in its flank would be screened by the boundary treatment, and views onto the neighbour would be oblique rather than direct.

Views from the dormer onto this neighbour would be filtered by trees along the boundary, so direct and intrusive overlooking would be avoided.

The adjoining neighbour

This neighbouring building has itself been extended off the rear. The rear protrusion of the proposed extension would exceed the Council's adopted standards. However accounting for the length of the neighbour's own existing extension, the proposal would not result in unacceptable harm by way of overbearing and overshadowing.

Views onto this neighbour would be oblique rather than direct, including from the rear dormer, so direct and intrusive overlooking would be avoided.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved Plans
3. Exterior materials/finishes to match
4. No side windows

Informative

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? N

Case Officer: Matthew Porter Date: 24-2-2016

Authorised by: Peter Barnett Date: 26 February 2016