Development Management - Delegated Officer Report

Application Number: AWDM/1160/18 Recommendation – APPROVE

Site: 66 Buckingham Road, Shoreham-By-Sea, West Sussex

Proposal: Single Storey Rear Extension (Conservatory removed)

Date of site visit: 11th September 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a large detached dwelling set back from the highway with a large rear garden as is the general character within this part of Buckingham Road. The site is on the eastern side of the road near to the junction with Upper Shoreham Road.

Consent is sought to remove an existing conservatory to the rear of the property and to erect a larger, brick built single storey extension with parapet roof and three roof lights. The extension is proposed to be the full width of the existing main two storey part of the house, not including the flat roof garage with rear utility on the northern side and a single storey extension to the southern side. It will be 10.4 metres wide, 4.4 metres in depth and due to the parapet wall it will have a maximum height of 3.6 metres. The plans state that brick will be used to match existing with aluminium windows and doors. The extension will provide a garden room and kitchen.

Representations

None received

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 (July 2018)

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 to the rear of the property and is therefore not visible within the street scene. Although large in scale the extension does relate proportionately to the existing substantial dwelling and plot size. Although high due to the parapet wall this is not detrimental to the character and appearance of the existing dwelling. It gives a simplistic appearance which compliments the form of the main house, materials will also be used to match existing.

Residential amenity

There are dwellings either side of the site to the south and north. The extension although 4.4 metres in depth is set in from the boundaries on either side and there are no windows on side elevation of existing properties which would be directly overlooked or where there would be a loss of light. Windows are proposed on the southern side of the extension serving the garden room. These will face onto the side boundary where there is vegetation and a boundary fence, there will be no loss of privacy as a result of these additional windows, it is not considered that there is a need to require that they are obscurely glazed. There will be no significant adverse impact to either neighbouring property as a result of the proposed extension.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension.

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: Hannah Barker Date: 11th September 2018

Authorised by: Peter Barnett Date: 12 September 2018