Expiry: 1/11

Development Management - Delegated Officer Report

Application Number: AWDM/1151/24 Recommendation – Grant

Site: 120 Eastern Avenue, Shoreham

Proposal: Single storey rear extension with roof lantern.

Date of site visit: 9/10

Neighbours checked: Y

Additional neighbour notifications: Y

Proposal, Site and Surroundings

This application relates to a semi detached inter war house on the east side of Eastern Avenue. The property shares a driveway with No. 118 to the south and both properties have garages to the rear.

The property has a half width single storey rear addition and until recently this had a conservatory attached to it. Nos. 118 and 122 have single storey rear extensions.

Permission is sought to erect a full width single storey rear extension in place of the existing rear addition. The new extensions measures 4 metres in depth and is 2.8 metres in height. A roof lantern is also proposed. It is to be rendered and painted to match the house.

The site is not in a conservation and is not a listed building. There are no TPO's on the site.

Relevant Planning History

None.

Consultations

None.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)

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Planning Assessment

Principle

The proposal involves 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.

Residential amenity

No. 122 has a single storey extension on the shared boundary approximately 750mm less deep than the extension proposed. No. 118 is the other side of the shared drive and also has a rear extension with a side window. There is a wall with gate between their extension and drive way.

The scale of the proposed extension will have no impacts on neighbours. The side window will not lead to unacceptable overlooking.

Visual amenity

The extension is to the rear and domestic in scale.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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:	MOK	Date: 10/10
Authorised by:	Peter Barnett	Date: 10 October 2024