Development Management - Delegated Officer Report

Application Number: AWDM/1596/20 Recommendation – APPROVE

Site: 110 Downside, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension

Date of site visit: No visit, use of photographs and Google Maps.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow on the north side of Downside Shoreham-By-Sea. There is a garage to the side of the bungalow set back adjacent to the neighbouring matching garage building. Access to the garage is to the eastern side of the bungalow.

Consent is sought for a single storey flat roof rear extension. The extension is 4 metres in depth and is built up to the boundary with the attached bungalow and is set in by 0.95 metres on the east side.

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 bungalow and is not visible within the street scene, extensions of this scale and design are commonplace in this locality and it is not out of character.

Residential amenity

The extension is to be built adjacent to the boundary with the attached bungalow. There is an existing extension at the neighbouring dwelling of similar depth. There will therefore be no impact upon the amenities of this adjacent dwelling.

To the east are the garages, there is space between the property to the east and the site of the proposed extension. It is therefore considered that a depth of 4 metres can be supported here, being greater than the 3.5 metres recommended under the Council's Development Management Standard. This is where a neighbouring property is attached and has not been extended. There will be no adverse impact in this case.

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: 17th November 2020

Authorised by: Peter Barnett Date: 17 November 2020