Expiry Date – 16/12

Development Control – Delegated Officer Report

Application Number: AWDM/1655/19 Recommendation – Grant

Site: 1 Flag Square, Shoreham

Proposal: First floor extension to front (East) elevation with front roof light.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 3/12

Site and Surroundings

This application relates to a semi detached house on the west side of Flag Square. On its north side is 4 garages. Opposite nos. 3 and 4 Flag Square are the same houses as originally built. Houses 5 to 11 are a terrace of 3 storey houses.

Nos. 1 and 2 have paired central forward projecting first floor front additions. Consequently the houses have an asymmetric pitched roof. The property has a single storey side extension.

The property is not in a conservation area and is not listed.

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Proposal

Planning permission is sought to add a first floor front extension to create an en-suite bathroom. The application has been revised since first submitted to set it back from the front wall by 300mm. The extension would follow the sloping roof form.

Relevant Planning History

SU/249/03 - Single-Storey Front, Side & Rear Extensions. Granted 3.2.04

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019

Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area.

Character

No. 4 has had the same front extension. It also has a two storey side extension. The area to be infilled is to the outside edge. This recessed area at No. 2 is not visible on approach into the road and can only be read from the public realm when directly facing No. 2. As a consequence the recess though integral to the original design of these houses is not critical to the streetscene. Character has already been eroded in the street with the additions at No. 4.

The recess negotiated improves the appearance of the extension by making it marginally subordinate to the original front wall.

Neighbour amenity

The proposed extension sits alongside a row of 4 garages. The extension will not cause any harm to neighbours.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years.
3. Materials to Match
4. No side windows

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 5/12/19

Authorised and signed by: Peter Barnett Date: 6 December 2019