Development Management - Delegated Officer Report

Application Number: **AWDM/1400/15** **Recommendation –** Approve

Site: 80 Park Avenue, Shoreham By Sea

Proposal: Single storey rear extension to east elevation including part conversion of garage to utility room

Date of site visit: 17 November 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached house located on the east side of Park Avenue. Neighbouring dwellings are also detached with some variation in design. Opposite the site is an open area of parkland. The application site has a rear verandah which wraps around the corner to the northern side and a single storey flat roofed addition on the southern side, adjoining a two storey side addition. Permission is sought for a single storey rear extension that would replace the verandah structure. The extension would consist of a lean to section across the full width of the main rear wall of the house, and connect to the existing flat roofed addition and a projecting flat roofed section across one half of the extension. The overall depth would be 3.1 metres and with the lean-to section accounting for 2.1 metres of this depth. The height of the extension would be 3.5 metres approximately (2.6m for the flat roof). Matching materials are proposed.

Relevant site history
ADC/0126/07 First floor side extension. Approved 5.4.2007

Consultations
Southern Water has requested that an informative is attached to planning permission advising that a formal application for connection to the public sewerage system is required. They have commented that should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Representations
None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:

Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012), notably para 56, 64

Planning Assessment

Residential amenity
The existing intervening flat roofed addition is sited adjacent to the common boundary with No.78 and the extension would therefore be well separated from the southern boundary. Given the scale and relationship with No. 78 there would be no significant impact to the occupiers on this side.

To the north the extension would be set away from the boundary with No.82, replacing the existing verandah structure that is sited adjacent to the boundary and is relatively modest in scale to avoid any significant impact to the occupiers to the north.

Visual amenity
The extension would be to the rear where it would not cause any harm to the visual amenities of the area and the scale and form of the extension would be reasonably sympathetic subject to the use of matching materials.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. Permission relates to approved plans:
   Unnumbered site location plan and block plan deposited 24 September 2015
   Unnumbered drawing entitled ‘Existing Details’ deposited 24 September 2015
   Unnumbered drawing entitled ‘Proposed Plans’ deposited 24 September 2015

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.
- A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk
- Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the

matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebekah Smith Date: 17 November 2015

Authorised by: Peter Barnett Date: 18 November 2015