Expiry Date – 6/1

Development Control – Delegated Officer Report

Application Number: AWDM/1876/20 Recommendation – Grant

Site: 7 Garden Close, Shoreham

Proposal: Proposed single storey rear extension

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 16/12

Site and Surroundings

This application relates to a semi detached chalet bungalow on the south west side of this Close. The property has a rear extension and raised enclosed decked area outside it. It has front and rear dormers. It shares a driveway with No. 6 which widens the deeper into it you go. No. 6 has been extended to the rear and the extension links to an addition on the position of a former garage. No. 8 has a single storey rear extension.

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

Proposal

Planning permission is sought to remove the rear extension and decking and to erect a new single storey extension with a gabled roof. The extension measures 6 metres in depth with an eaves height of 2.9 metres and a ridge height of 4.9 metres. It is shown to be rendered and to have utility room door and window on driveway side wall.

Relevant Planning History

ADC/0111/10 - Single-storey ridge-roofed rear extension, loft conversion including front (and rear) dormers, and detached double garage at rear (following demolition of existing single garage). Granted 21.5.10

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

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 and the impacts of the development on neighbour amenity.

Character

This extension is at the rear of the property. It will not be visible from the road. It will not be harmful to local character.

Neighbour amenity

The proposal will extend 2.8 metres beyond the existing extension at No. 8 and is set 400mm off the common boundary. Its eaves height is less tall than the flat roof of No. 8's extension with the gable roof sloping away from No. 8 to its maximum height 4 metres inside the boundary.

The extension will have internal stairs thus obviating the need for rear stairs and a decked area. It will open directly onto the lawn level.

No. 6, is the other side of the driveway and has rear extensions deeper than proposed.

The extension will not cause harm.

Recommendation APPROVE subject to the following conditions:

1. *Approved plans*
2. *3 years*
3. *Materials to Match*
4. *No side windows*
5. *Utility door and window obscure*

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.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 18.12.2020
Authorised and signed by:	Peter Barnett	Date: 18 December 2020