Expiry Date - 19/03/2015

Development Control – Delegated Officer Report

Application Number: AWDM/0084/15 Recommendation – APPROVE

Site: 3 Mansell Road Shoreham-By-Sea West Sussex BN43 6GQ

Proposal: Single-storey side and rear extension.

Date of site visit: 27/1/15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a 2-storey end of terraced modern house on the south side of the road, in a residential suburban street of dwellings of similar style. The land is generally flat in topography. There is a small outbuilding close to the dwelling at the rear. The west rear boundary is enclosed by a tall close-boarded fence.

Permission is sought for a new angled flat-roofed side porch attaching with a full width 4.2m deep 3.2m high flat-roofed rear extension with a hipped south slope incorporating 2 Velux rooflights. There would be rear-facing French doors but no side windows. Materials would match the existing house.

Consultations: None

Representations: No third party representations.

Relevant Planning Policies

Saved Adur Local Plan policies (AG1, AH7):
National Planning Policy Framework (CLG 2012)
SPG 'Extensions and Alterations to Dwellings'

Relevant Planning History None

Planning Assessment

The main issues are visual amenity and neighbour amenity.

Visual amenity

The proposed rear extensions will be visible from the street from approaches from the east but as they would blend with the host dwelling by virtue of matching materials and finish and would be modest in height, overall, they

would have no detrimental impact on the character of the house or the street scene.

Neighbour amenity

The absence of proposed side windows will prevent overlooking to the adjoining properties either side of the house.

The single-storey form of the addition with its flat roof formations would ensure that there would be no undue impression of dominance. The current 2m tall fence dividing nos. 3 and 5, the neighbouring house to the west, already serves to intercept some light and limit outlook. The addition would cause some additional morning light loss to this dwelling and its garden but notwithstanding the 3.5m depth limit applied in SPG on house extensions, and the adjoining porch, regard must be had to current provisions for larger house extensions that would otherwise permit a 6m deep addition without planning permission; the absence of any objections from neighbouring addresses is significant in that regard.

Overall therefore, taking into account the above key factors, it is considered reasonable in this instance to approve the application.

Recommendation

APPROVE

Subject to Conditions:-

1. Time limit
2. External materials to match
3. No side windows
4. Approved plans: unnumbered drawing received 22/01/15

Informative:

The Local Planning Authority has acted positively and proactively in determining this application. 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 letter(s) of representation? N

Case Officer: L Simmons Date: 25 February 2015

Authorised by: Jo Morin Date: 25.02.2015