**Expiry Date – 2/7**

# Development Control – Delegated Officer Report

**Application Number: AWDM/0722/20 Recommendation – Grant**

**Site:** 7 Victoria Road, Shoreham

**Proposal: Single storey rear extension**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 16/6

## Site and Surroundings

This application relates to a two storey Edwardian semi detached house on the west side of Victoria road. The property has a large rear dormer and a half width single storey rear addition.

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

## Proposal

Planning permission is sought to infill between the existing rear addition and the southern boundary with No. 5 with a single storey extension.

The extension measures 2.7 metres in depth and has a pitched roof with an eaves height of 2.25 metres and a ridge height of 3.5 metres. The application has been revised since first submitted to reduce the roof height which had been higher to extend a first floor bedroom.

## Relevant Planning History

None.

## 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 and the impacts of the development on neighbour amenity.

This extension is modest in scale and will not have any significant impact on No. 5, to the south, which is unextended. No. 9 won't see it.

**Recommendation APPROVE** subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *No south side window*

***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: 19.6.2020

Authorised and signed by: Peter Barnett Date: 19 June 2020