55 ADUR DRIVE, SHOREHAM-BY-SEA, WEST SUSSEX, BN43 6PN

CONSTRUCTION OF FIRST FLOOR SIDE EXTENSION

SUPPORTING PLANNING STATEMENT

This Statement should be read in association with the submitted plans. The statement identifies the relevant planning policies and demonstrates that the proposed development accords with the relevant planning policies and is acceptable in all respects. It is hoped that the Council will therefore support the proposal and grant Planning Permission.

The Site and Surroundings

The application site comprises a 1930s two-storey end-terrace dwellinghouse on the western side of Adur Drive at its northern junction with Middle Road. The site incorporates a considerable curtilage to the side and rear of the dwelling, with the northern (side) boundary enclosed by close boarded fencing.

The dwelling has been previously extended by way of a single-storey side extension with double pitched roof (planning permission ref: AWDM/0748/11). The delegated report granting this planning permission noted that the width of the single-storey side extension retained separation from the northern boundary, to prevent an overly cramped or overbearing appearance; with a nominal set back provided to the front and rear to allow for an articulated transition between the old and new, and to prevent any issue with matching of materials.

The wider terrace row features a continuous ground floor porch with pitched roof above with a hipped main roof form. The terrace is mirrored by a comparable row on the eastern side of Adur Drive. The majority of properties within this section of Adur Drive have converted their front gardens to hardstanding in order to provide off-street parking.

The Proposal

The application seeks consent for the erection of a first floor side extension above the existing ground floor projection. The extension would maintain the existing front, side and rear building lines with a hipped roof form; the slight set back from the front and rear would create a lowered roof ridge (in relation to the existing). The proposed materials and fenestration would match the existing. No changes to the landscaping or off-street parking arrangements are proposed as part of the application.

ADUR & WORTHING
PLANNING SERVICES

PLAN	AWDM/ 1388/17
DATE VALID	11 SEP 2017