Expiry Date 25th May 2022

Development Management – Delegated Officer Report

Application Number: AWDM/0548/22 **Recommendation – APPROVE**

Site: **336 Upper Shoreham Road, Shoreham-by-sea, West Sussex**

Proposal: **Two storey side extension**

Date of site visit: 07.04.22

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

- **Property Type:** Three storey detached set in a modest plot
- **Character:** residential
- **Site Levels:** flat

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

The application proposes:

- Two storey side extension would measure 3m wide by 6.2m deep to a total eaves height of 5m
- The extension would add a ground floor store room and 1st floor ensuite bathroom to serve bedroom 1 and 2
- The extension would be finished in bricks and tiles to match the existing

Relevant Planning History:

AWDM/1363/17 - Application for a Lawful Development Certificate for proposed single-storey side extension. – permitted 30.10.2017 – not implemented

Consultations:

None required

Representations:
None received

Relevant Planning Policies

- Adur Local Plan 2017 Policy 15

- ‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’’
- National Planning Policy Framework (July 2021)
- WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposal is subsidiary in form and scale of the existing dwelling and would be finished in materials to match the existing building.

The principal elevation is set back from the street scene. A gap of just over 0.8m would be left to the boundary. This is less than the 1m recommended in DM Standard No.2 but it is considered that the gap is sufficient to prevent a terracing effect should the neighbour to the east decide to extend in a similar manner. There would be no adverse impact on the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected property is the adjoining neighbour to the east side at No.234.

The property to the east is separated by the existing garage and, while there are windows in the side of that property, it is not considered that there would be a significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No windows in side elevation of extension

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.

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

Case Officer:	Stuart Corbey	Date: 20/05/2022
Authorised by:	Peter Barnett	Date: 23 May 2022