Expiry: 18/3

Development Management - Delegated Officer Report

Application Number: AWDM/0088/24 Recommendation – Grant

Site: 102 Greenways Crescent. Shoreham

Proposal: First floor extension over part of existing flat roof at rear

Date of site visit: 8/3

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached chalet bungalow on the south side of Greenways Crescent with front and rear dormers. It has also been extended to the rear ground floor and to the side. Land slopes down from the road and continues down to the rear garden boundary.

Relevant Planning History

SU/5/03/TP/20290 - Side Gable, Front Dormer And Enlarged Rear Dormer. Granted

SU/143/98/TP/17597 - Single-Storey Rear/Side Extension. Granted

Consultations

N/A

Representations

4 neighbours: No response.

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 (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are

Expiry: 18/3

the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extension is to the rear so not readily viewable in the public realm. It is designed with a fully hipped roof and will sit below the ridge line abutting the existing flat roofed dormer.

It is acceptable in design and visual amenity terms.

Residential amenity

No.100, to the west, is a two storey detached house with only a couple of secondary circular stained glass windows in its flank wall. The proposed extension will sit 3.5 metres off the shared boundary and will extend to the depth of No. 100's rear wall. It does not extend the full depth of the existing single storey extension.

It will sit slightly less distance off the boundary with No. 104 but still sufficiently removed not to cause any harm. It is 30 metres off the rear garden boundary.

No significant neighbour harm will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows

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

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.

Case Officer:	MOK	Date: 8/3/24
Authorised by:	Peter Barnett	Date: 11 March 2024