**Expiry Date – 17/7**

# Development Control – Delegated Officer Report

**Application Number: AWDM/0713/18 Recommendation – Grant**

**Site: 139 Upper Shoreham Road, Shoreham**

**Proposal: First storey extension above existing single storey extension to rear (south)**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 15/6

## Site and Surroundings

The application site is located on the southern side of Upper Shoreham Road and forms a two storey semi-detached property which has been extended with a single storey extension to the rear. This side of the road comprises pairs of brick built two storey dwellings of similar design and appearance. The site is located adjacent to a 'D' classified slip road accessed from Upper Shoreham Road to the north and an 'E' classified highway and public footway located directly to the west.

## Proposal

Planning permission is sought for a 2 metre deep first floor rear extension. It extends off the original side wall eastwards and is set off the boundary with No. 137 by 1.5 metres.

## Relevant Planning History

AWDM/0083/17 - Two storey extensions to south and west elevations. Granted 21.3.17

## Consultations

None undertaken.

## Representations

**One objection received from the owner of No. 137 summarised as follows:**

1. The applicant considers this proposal will have less impact than the previous approval. However, the proposal is deeper than previously approved, the existing window is being moved closer to the boundary and when added to the loft extension currently under construction the proposal is likely to have far greater impact, some would say overdeveloped.

2. The previous application allowed for a tiled pitched roof. The proposed flat roof is ugly and uncharacteristic.
3. The relocated, smaller bedroom window proposed in the original back wall is directly adjacent to the party wall. This could prevent us making a similar application in the future. It could also destabilize the structure of our home.
4. This is a business venture for the applicant not his home. They have already maxed out PD with the ground floor extension, loft extension and garden outbuilding. A first floor extension is just overdevelopment.

**Relevant Planning Policies and Guidance**

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

**Planning Assessment**

***Principle***

Policy 15 of the Adur Local Plan requires extensions to existing dwelling houses to be designed to be sympathetic to both the original dwelling and area in general.

The principle of an extension to an existing residential property is acceptable; however in this case it would be subject to the proposed extension having no adverse impact on the visual amenities of the area and the amenities of nearby neighbouring residential occupiers.

Visual amenity

The application has been revised to include a modest pitched roof. This is appropriate for this two storey rear extension and reflects the previously approved design.

This is a small extension to provide an en-suite bathroom. It does not represent an overdevelopment of this site.

Neighbour amenity

The proposed extension is 1.5 metres off the boundary with No. 137 as was the previously approved two storey extension (0083/17 refers). It is 2 metres deep, the approved extension was 1.98 metres in depth. The extension will have the same neighbour impact as last year's approval.

The objector is concerned that if in the future the same application is proposed at 137 the relocated window on site, bringing it closer to the boundary, will prevent such an application being approved. Each application has to be treated on its merits. The extension proposed in this case will not break a 45 degree angle with the mid point of the wider bedroom window at No. 137.

The structural implications of the new window will be assessed under the Building Regulations.

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

1. Approved Plans
2. 3 years
3. Materials to match
4. No side windows

***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? Yes.

Case Officer signed: MOK Date: 6/7/18

Authorised and signed by: Peter Barnett Date: 6 July 2018