Development Management - Delegated Officer Report

Application Number: AWDM/1025/21 Recommendation – APPROVE

Site: 372 Upper Shoreham Road, West Sussex

Proposal: Single storey infill extension to north elevation

Date of site visit: No visit use of Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a large detached chalet bungalow on the north side of Upper Shoreham Road. The property is a 'U' shape with two large gable projections to the rear with side dormers and a deep recessed section in between. Consent is sought for a single storey extension to infill this section at 6.5 metres in depth. A hipped roof is proposed with some tile and some glazing. Bi-folding doors are proposed to the rear.

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 (February 2019)
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 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 of the building and is therefore not visible within the street scene, despite its depth at 6.5 metres it will be a subservient addition in keeping in scale and appearance with the existing building. It is modest in relation to the rear gable projections either side. It is enclosed between the two existing

structures and the roof is low level in comparison. It will be in line with the existing rear elevation of the building and is limited to single storey. Brick work will match existing with red slate roof and glazing in the roof and aluminium doors in oak colour to match existing.

Residential amenity

Due to the positon of the extension in between the existing side gable projections it is not considered that there will be any adverse impact upon adjacent neighbouring properties. The extension will not be visible from either side. To the rear the northern boundary of the site adjoins the side boundary of no. 3a Buckingham Avenue. This is to the rear of the garden. The application site has a deep rear garden and therefore due to the modest addition and it being in fill there will be no greater over looking to the rear than already exists. No loss of light, privacy or overbearing impact will occur to any adjacent neighbouring properties. The application can therefore be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

1. 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: Hannah Barker Date: 28th June 2021

Authorised by: Peter Barnett Date: 28 June 2021