Development Control – Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0680/16

Site: **24 Southdown Road, Shoreham**

Proposal: **Single-storey rear extension**

Date of site visit: 11.5.16

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached two-storey dwellinghouse in an inner neighbourhood of Shoreham, residential in its character.

The application site is within the Shoreham Conservation Area.

The proposal is for a single storey rear extension. The roof will be part gabled and part pitched. The roof will be tiled, the walls exposed brick (full details are shown on the submitted drawings).

Relevant site history
None

Consultations
Adur District Conservation Advisory Group: *Approve*

Representations
None

Relevant Planning Policies
National Planning Policy Framework
Saved Local Plan policies: AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle, subject to satisfying the statutory test for new development in a Conservation Area.

Visual amenity and Heritage Asset

The scale and design of the extension is sufficiently subservient and visually integrated with the host dwelling in terms of its scale, form, and exterior materials as well as fenestration design and style. The extension would be

situated at the rear of the building and not perceptible from the public viewpoints within the Conservation Area.

For these reasons, no visual harm would arise and the established character and appearance of the Conservation Area would be preserved.

Residential amenity

The extension is well removed from neighbouring buildings to avoid any adverse harm onto neighbour amenities of neighbours by way of overshadowing/overbearing/loss of privacy/overlooking. It will project to a similar depth to the rear conservatory at 22 Southdown Road to the south.

Recommendation

APPROVE

Subject to Conditions:-

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

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.

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

Case Officer: Matthew Porter Date: 13-06-2016

Authorised by: Peter Barnett Date: 13 June 2016