Development Management - Delegated Officer Report

Application Number: AWDM/1534/13 Recommendation – Approve

Site: 273 Upper Shoreham Road, Shoreham-By-Sea, West Sussex, BN43 6BB

Proposal: Two storey side and rear extensions including loft conversion with rear dormer (resubmission of AWDM/0218/13) with enlarged single storey rear extension.

Date of site visit: 6 January 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling on the south side of Upper Shoreham Road, opposite the entrance to Buckingham Park. Planning permission was granted last year for 2 storey side and rear extensions and a single storey rear extension (AWDM/0218/13). A subsequent application was submitted for an enlarged rear extension but that was withdrawn as it was suggested that the additional single storey extension could be constructed as 'permitted development' under the latest GPDO (AWDM/0623/13). However, on submission of such an application for prior approval (AWDM/1075/13), it was concluded that such an extension could not be dealt with as permitted development after all because it was being constructed as part of a larger overall development.

This application is therefore a resubmission of AWDM/0623/13 for the extensions as approved under AWDM/0218/13 but with an enlarged single storey rear extension. As approved, the rear extension projected from the rear wall of the house by 3.3m. This proposal seeks to increase the depth by a further 3.3m to 6.6m overall. It will have a slate pitched roof and white rendered walls with extensive glazing on the south elevation, opening onto a decked terrace.

Relevant site history

As above

Consultations

None

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 appearance of the extension follows that previously approved and is therefore not considered to be harmful to the character and appearance of the dwelling or its surroundings.

Residential amenity

The additional depth of the extension will result in an overall projection to the rear in excess of 6m. However, the attached dwelling to the west has a conservatory extension at the rear on the boundary with the application property approximately 3.2m deep. The extension will project beyond the conservatory by 3.3m and will have some impact on light and outlook, being between 3 – 3.5m high. However, the extent of the projection is not considered to be excessive as it is within the 3.5m depth beyond the neighbour's conservatory as set out in the Council's DC Standard No.3. The conservatory enjoys a southerly aspect and will continue to receive sun and daylight. On balance, it is not considered that the impact on the amenities of the occupiers of No. 275 is sufficiently harmful to warrant refusal.

To the east, No.271 has been extended to the same depth as that proposed at No.273 and no loss of amenity is anticipated for those occupiers.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. No side windows
4. Obscure glaze 1st floor window to east
5. Approved plans

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: Peter Barnett Date: 7 January 2014

Authorised by: Gary peck Date: 7 January 2014