**Expiry Date – 6/4**

# Development Control – Delegated Officer Report

**Application Number: AWDM/0186/21 Recommendation – Grant**

**Site:** 19 Park Avenue, Shoreham

**Proposal:** **Single storey rear extension.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 9/4

## Site and Surroundings

This application relates to a semi detached bungalow on the west side of Park Avenue. The property has a driveway on its north side paired with No. 21. Both have garages to the rear.

The property has a half width rear extension and is extended into the rear roofspace.

The property is not in a conservation area and is not listed.

## Proposal

The garage is to be demolished and planning permission is sought to square off the rear extension to a depth of 3 metres and to extend the existing addition a further 2.2 metres in depth and 1.9 metres in width into the driveway leaving a 900mm gap to the shared boundary with 21. A crown roof with a matching eaves line and 3.5 metre ridge height is proposed.

The application has been revised since first submitted to reduce the depth on the boundary with No. 17 to 3 metres.

## Relevant Planning History

SU/179/59 – Kitchen extension. Granted

## Consultations

None.

## Representations

None received.

**Relevant Planning Policies and Guidance**

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

**Planning Assessment**

***Principle***

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

The side extension is set well back from the road and off the shared boundary. It has a pitched roof. It will not be harmful to local character.

Neighbour amenity

The rear extension has been reduced in depth on the boundary with No. 17 to 3 metres. This will minimise impact to within pd limits.

The deeper projection is off the boundary with No. 17 by 3.5 metres and so will not cause harm. It will extend along the flank wall of No. 21's garage in part and up the driveway by 2.9 metres. It will not extend in front of side windows at 21 and is set off the driveway with No. 21 by 900mm to allow rear garden access.

No significant neighbour harm will occur.

**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? No.

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| Case Officer signed: | MOK | Date: 15.4.21 |
| Authorised and signed by: | Peter Barnett | Date: 19 April 2021 |