Expiry Date – 28/6, ppa to 20/7/18

Development Control – Delegated Officer Report

Application Number: AWDM/0538/18 Recommendation – Grant

Site: 103 Old Shoreham Road, Shoreham

Proposal: Single storey rear extension to replace existing rear addition.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 8/6 and 12/7

Site and Surroundings

This application relates to a mid terraced house on the south west side of Old Shoreham Road. The property has an original rear extension which is to be removed. It has also been extended into the roofspace.

The rear garden boundary abuts a public foortpath along the River Adur. The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to add a single storey rear extension in place of the existing one. The application has been revised since first submitted. It is now 3 metres deep on the boundary with No. 101 and then steps in 1 metre before extending out to a maximum depth of 5.04 metres. It is 3.2 metres high.

Relevant Planning History

SU/2/91 – Rooms in roof with front and rear dormers. Refused 11.2.91

Consultations

None undertaken.

Representations

In response to the reconsultation the owner of No. 101 states:

'Following the latest plans submitted, I accept the new design of a 3m extension to be reasonable but am a little concerned about the addition of a door on the 1 x 2m corridor. I feel that this will concentrate noise by its usage just by my garden.'

In response to the original consultation owner of No. 101 made the following comments:

1. Loss of light to kitchen at 101
2. At 5 m, deeper than any other extension in the terrace
3. Builds over a shared drain
4. Future application planned for a first floor extension.

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

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

This site has a very deep rear garden in excess of 35 metres in length adjoining a public footpath. This will be the deepest rear extension added to any of these houses but at 5 metres it is not considered to be overly large nor will it lead to any significant impact on the character of this area.

Neighbour amenity

No. 101, to the south east has a 3 metre deep conservatory extension off the back of its property. This conservatory is set off the shared boundary by approximately 2 metres to allow for a rear kitchen window in the main rear wall of No. 101. This room also has a window onto the conservatory.

The application has been revised to be no more than 3 metres deep on the boundary with No. 101 and then set in 1 metre away from this boundary before extending out again to 5.04 metres in depth. The neighbour at 101 has advised that she considers the revised depth on her boundary to be reasonable. No. 101's kitchen window will be in a recess, but in part of their own making. The reduced depth on the boundary will still allow light to be received to this kitchen window but afternoon sunlight will be affected. Other light to this room will still be borrowed through their own conservatory.

The neighbour at No. 101 has also raised concerns about a door going into the rear wall of the 3 metre depth as well as bi fold doors in the 5 metre length.

The applicant was asked to consider replacing the single door with a window but has declined to do so. As there is already a door in the original rear wall close to the boundary with No. 101 it is not considered that the proposed door will lead to increased

intrusion to 101. In fact the new door proposed is 3 metres further from the kitchen window at 101.

No. 105 has a rear extension on the boundary with the application site which is 2.6 metres deep. The proposed extension will extend beyond this by 2.44 metres. This will not cause any significant harm to the living conditions of residents at No.105.

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: 20/7/18
Authorised and signed by:	Peter Barnett	Date: 20 July 2018