Expiry Date – 10/5

Development Control – Delegated Officer Report

Application Number: AWDM/0457/21 Recommendation – Grant

Site: 265 Upper Shoreham Road, Shoreham

Proposal: **First floor side extension to east elevation.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit:

Site and Surroundings

Interwar semi detached house on the south side of Upper Shoreham Road opposite Buckingham Park. The property has a gabled main roof and projecting first floor flat roof front addition as well as hipped roof double front bay. The attached semi, 267, has extended their property as proposed, as has No. 263 to the east leaving a 1 metre gap to the shared boundary. No. 263 also has a deep ground floor rear extension on the boundary.

The property has a driveway and garage on its east side. It has been extended at gorund floor rear and has a first floor projecting picthed roof bedroom, as original.

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

Proposal

Permission is sought to extend over the existing garage and kitchen and to infill between them at ground floor to create a bathroom, an extra bedroom and to extend another. The garage is to be converted into an office and a utility and downstairs WC added.

Relevant Planning History

SU/125/90 - Single-Storey Side and Rear 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 extension is the same as that added to adjoining properties; it will not harm local character.

Neighbour amenity

Only No. 263 is affected and it has the same side extension and a similar depth flat roofed first floor extension. No significant harm will occur.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *No side windows first floor*

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 any representations? No.

Case Officer signed: MOK Date: 29.4.21

Authorised and signed by: Peter Barnett Date: 29 April 2021