Development Management - Delegated Officer Report

Application Number: AWDM/0055/15 Recommendation – Approve

Site: 167 Old Fort Road, Shoreham-By-Sea
West Sussex, BN43 5HL

Proposal: First floor rear extension

Date of site visit: 11 January 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a single storey detached dwelling with a two storey central section, on the north side of Old Fort Road. The two storey element has a flat roof at the front before sloping down at the rear over the ground floor.

The application proposes to construct a first floor extension to replace the sloping roof which will continue the flat roof of the existing two storey element. The proposal will effectively 'square off' the two storey part of the building and does not involve any increase in footprint.

Relevant site history

None relevant

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' 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 proposed extension would have white rendered walls to match the existing house. Being at the rear of the building it would not be unduly prominent in the street scene, although the new side wall and increased length of flat roof will be visible from some angles. However, it is not considered that it will result in any adverse visual impact, being a modest extension which is in keeping with the character and form of the existing building.

Residential amenity

The extension will be a reasonable distance from the sides of the neighbouring dwellings in Old Fort Road and will not cause any loss of light or outlook. At the rear, the site backs onto the rear of properties in Falcon Close. The rear garden of No.167 is quite short (only 4.5m) and the proposed extension will be visible from the properties in Falcon Close.

First floor windows are proposed which will enable views into the rear gardens of those properties and some loss of privacy. However, the distance from the extension to the nearest rear wall of the most affected neighbour exceeds 30m which comfortably exceeds the Council's guidance. For this reason, it is not considered that a harmful loss of privacy will occur. Furthermore, the affected properties are already overlooked to some extent by other dwellings in the area.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Obscure glaze side windows and doors
4. 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: 11 February 2015

Authorised by: Gary Peck Date: 11 February 2015