Development Management - Delegated Officer Report

Application Number: AWDM/1037/21 Recommendation – APPROVE

Site: 11 Gordon Road, Shoreham-By-Sea

Proposal: Single storey side/rear extension

Date of site visit: 6th July 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi-detached property in a street of similar dwellings with two storey rear projection. Consent is sought to add a single storey side extension to infill the section to the side of the rear projection. The proposal will extend slightly to the side beyond the existing side elevation. A lean to tiled roof is proposed with roof lights and a side door. It will be in line with the rear elevation of the dwelling house extending no further north than existing.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading 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 extension is modest in scale in filling the section to the side of the building and being limited to single storey. The materials will match existing with tiles and painted brick work. The slight projection to the side will be visible from the front of the property however being set back and small in scale there will be no adverse impact

in this case. The extension is in keeping with the existing building in scale and design and there are other examples of similar extensions to adjacent properties within close proximity.

Residential amenity

The main property to be affected is the adjacent dwelling to the west no. 9 Gordon Road. This property has a single storey extension adjacent to the boundary near to the site of the proposed extension. There is glazing to the side and front and French doors to the rear. There will be some set in from the boundary and due to the extension at no. 9 side facing onto the side elevation of no. 11 as existing it is considered that there will not be significant loss of light as a result of the proposed extension. There will be no overlooking as the side elevation has a utility door and roof lights only and the boundary wall exists between the properties. No. 13 to the east is fully screened from the proposed extension by the existing building therefore no impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the west elevation of the extension.

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: Hannah Barker Date: 12th July 2021

Authorised by: Peter Barnett Date: 12 July 2021