Expiry Date – 28/9

Development Control – Delegated Officer Report

Application Number: AWDM/1457/21 Recommendation – Grant

Site: 128 Gordon Road, Shoreham

Proposal: **Single storey rear extension.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 17/9

Site and Surroundings

This application relates to a semi detached house on the south side of Gordon Road opposite the junction with Gordon Avenue.

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

Proposal

The extension replaces an outbuilding and is 2.3 metres deep and 2.9 metres high. It is not full width but extends off the outside flank wall.

Relevant Planning History

None.

Consultations

None.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2021
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.

Neighbour amenity

This is a very modest extension smaller than permitted development and smaller than allowed under the terms of DM Std 2. No. 130, to the east is deeper than the site. The extension is off the boundary with No. 126 by 3 metres.

It will not cause any neighbour harm nor harm to local character.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Matching materials*

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: 17/9/21

Authorised and signed by: Peter Barnett Date: 17/9/21