Development Management - Delegated Officer Report

Application Number: AWDM/0024/22 Recommendation – Approve

Site: 2 Adur Avenue, Shoreham-by-sea

Proposal: Proposed single storey side and rear extension

Date of site visit: 20 January 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling on the north side of Adur Avenue. It shares its eastern boundary with the rear of properties in Erringham Road. It has a conservatory at the rear and a lean-to extension at the side.

The proposal is to replace the conservatory with a solid flat-roofed ground floor extension which wraps around the side to join up with the lean-to. It will project 3.4m from the rear and a maximum 2.67m at the side, tapering in at an angle towards the rear due to the angled side boundary there. It will be rendered to match.

Relevant Planning History

AWDM/0415/12 - Application for certificate of lawfulness for proposed side extension with lean-to roof (rear of garage)

AWDM/1763/16 - Lawful Development Certificate for proposed rooms in roof with rear dormer to north elevation, two roof lights to front (south) elevation and new window in side gable to east elevation.

Consultations

None

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension is a modest addition which respects the character of the existing house. Being at the rear, and at the side behind the garage and lean-to, it will not be visible from the street to a great extent.

Residential amenity

The rear extension will not project beyond the line of a rear extension on the attached property. To the side, the long rear gardens of the houses in Erringham Road ensures there will be over 21m separation from those houses and, consequently, no harm arising from this single storey addition.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Matching materials

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: 2 February 2022

Authorised by: Gary Peck Date: 2 February 2022