Development Management - Delegated Officer Report

Application Number: **AWDM/1478/13** **Recommendation –** Approve

Site: **16 Adur Drive, Shoreham By Sea**

Proposal: Construction of a single storey rear extension

Date of site visit: 19 November 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application site comprises a two storey end of terrace house located on the east side of Adur Drive. Permission is sought for a single storey extension to the rear which would measure 3 metres in depth and 4.6 metres in width and 2.8 metres in height to replace the existing lean-to structure.

Relevant site history
AWDM/1124/13 Lawful Development Certificate for proposed side hip to gable, rear dormer and front rooflight windows. Issued Nov 2013

SU/156/03 Single storey side extension and rear conservatory. Approved September 2003

Consultations
None

Representations
None

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

Residential amenity

The adjoining house to the south at No.14 has a lean-to conservatory at the rear. To the north is the existing side extension to which the proposed extension would connect and not extend beyond, and a distance of more than 2 metres between the northern boundary and the south wall of the neighbouring house to the north at No.18. Having regard to the scale of the extension proposed and the relationship with neighbouring houses, there would be no significant impact in terms of loss of light or outlook as a result of the proposed extension. A condition is recommended to prevent side

windows being installed to the south elevation in the interests of protecting privacy.

Visual amenity
The extension would be reasonably sympathetic in terms of its scale and with the use of matching materials the extension would blend with the recipient building. Given the position of the extension at the rear of the house, where it would not be readily visible in the streetscene, there would be no significant impact on the character of the area.

Subject to the use of matching materials, design and impact on visual amenity is considered acceptable.

Recommendation

Approve for the reason:-
The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. No further side windows (south)
4. Permission relates to approved plans:
   Unnumbered site location plan deposited 26 November 2013
   Unnumbered block plan deposited 26 November 2013
   Drawing number MAS/01 with annotations deposited 26 November 2013
   Drawing number MAS/02 with annotations deposited 26 November 2013
   Drawing number MAS/03 with annotations deposited 26 November 2013

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 letter(s) of representation? N

Case Officer: Rebekah Smith Date: 23 December 2013

Authorised by: Peter Barnett Date: 2 January 2014