Development Management - Delegated Officer Report

Application Number: AWDM/0999/15 Recommendation – Approve

Site: 1 Church Street, Shoreham-By-Sea

Proposal: Proposed ground and first floor flat roofed rear extension

Date of site visit: 15 July 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a terraced property in Church Street, within the Shoreham Conservation Area. It has a flat-roofed ground floor rear extension and it is proposed to construct a larger ground floor extension with first floor extension over part of it.

The ground floor will extend by a further 1m to 2.8m, just short of the depth of the ground floor extension on the adjoining property to the north. The first floor extension will be 1.8m deep and flat roofed. The external walls will be rendered to match existing.

At the rear of the property is a passageway which runs along the rear of Church Street to the rear of the Co-Op store and which is used as a fire escape route for the store. The proposed extension will not encroach onto this passageway.

Relevant site history

SU/204/01 – Single storey rear extension approved

Consultations

Conservation Advisory Group: Not received

Southern Water: Request informative about need for connection to public sewerage system and advises that basement design should take account of possibility of surcharging of the public sewers.

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB4 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’

National Planning Policy Framework (March 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 the Conservation Area.

Visual amenity and impact on Conservation Area

The extension will be at the rear of the dwelling and will not be visible from the street. While it is not of a high quality design, it will not have any impact on the overall character and appearance of the Conservation Area. The Council's Design and Conservation Architect has no objection to the proposal. The adjoining property has a ground floor extension only but in visual terms the extension cannot be seen from public view and is considered to be acceptable.

Residential amenity

The extension will abut the ground floor extension of the property to the north. At first floor that property has no windows serving habitable rooms so the proposed first floor extension will not harm light or outlook for those occupiers. To the south, lies the rear of the computer shop in the High Street which has boarded up windows at first floor (the first floor is believed to be in storage use). To the west lies the large area of flat roof of the Co-Op store in the High Street.

The proposed extension will face out towards the flat roof of the Co-Op and will have limited outlook. However, the room to be formed is a shower room and toilet and outlook and light is less important than if it were a bedroom.

The proposal is considered to be acceptable in amenity terms.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No balcony on flat roof
4. Permission relates to approved plans

Is recommendation contrary to letter(s) of representation? N

1.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.
2. Southern Water
3. Southern Water

Case Officer: Peter Barnett Date: 12 August 2015

Authorised by: PD Date: 12.8.15