Expiry Date – 17/3

Development Control – Delegated Officer Report

Application Number: AWDM/0057/20 Recommendation – Grant

Site: 12 Mulberry Close, Shoreham

Proposal: **Single-storey rear extension to north elevation.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: photos

Site and Surroundings

This application relates to a detached chalet style house with steeply pitched and gabled roof on the north side of Mulberry Close. The property has a garage on its west side and rear garden access on its east side. It has been extended into the roof and at the rear with a conservatory.

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

Proposal

Planning permission is sought to replace the rear conservatory with a brick addition. The proposed extension has a maximum depth of 4.4 metres but is less deep on its east side. It is 7.5 metres in width. It has an eaves height of 2.5 metres and a ridge height of 3.8 metres.

Relevant Planning History

SU/28/02 – Rear conservatory. Granted.

SU/165/90 - Single-Storey Extension And Dormer To West Side. Refused

Consultations

None undertaken.

Representations

1 letter from No.11 who do not object but would like the west facing windows to be fixed and obscurely glazed.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
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 Impact

The proposed extension is a very similar depth to the conservatory to be removed. It is only 3 metres deep on its east side and nearly 4 metres off this boundary.

The extension is 4.4 metres deep on the shared boundary with No. 11. No. 11 has a side passageway nearest. The occupiers at 11 do not object to the extension but would like the west side high level windows to be fixed and obscurely glazed. The applicant is in agreement to such a condition.

It is not considered that an extension of this depth and height will be harmful to the living conditions of either adjoining neighbour.

Character

This is an attractive characterful extension at the rear of the house.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to match*
4. *Fixed and obsc windows west side*
5. *No new windows west side*

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: 5.3.21
Authorised and signed by:	Peter Barnett	Date: 5 March 2021