Expiry: 19/8

Development Management - Delegated Officer Report

Application Number: AWDM/0805/24 Recommendation – Grant

Site: 46 Connaught Avenue, Shoreham

Proposal: Single storey rear extension

Date of site visit: 24/7

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to an inter war semi detached house on the north east side of Connaught Avenue. The property is largely rendered and painted under a clay tiled roof with uPVC windows. It has a shared drive on its east side with a detached garage to the rear of the house. It has been extended into the roof with a side and rear dormer.

The house is in an established residential area of Shoreham. This is not a conservation area and it is not listed. There are no TPO's on the site.

Permission is sought to add a 5 metre deep single storey rear extension, 3 metres in height and with a centred raised rooflight. It also involves adding a raised parapet to an existing extension at No. 48. The requisite notice has been served.

Relevant Planning History

SU/32/77/TP – Garage. Granted.

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 (December 2023)

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Planning Assessment

Principle

The proposal involves upgrading 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 its surroundings.

Residential amenity

The extension is not the full width of the property. It will abut the 5 metre deep extension at No. 48. It will not extend in front of the kitchen on site closest to the shared driveway and will not attach to the garage. Rear garden access is maintained. It will have no impact on No. 44. The side window proposed will not result in undue overlooking of No. 44.

Visual amenity

The extension is to the rear, domestic in scale and in keeping.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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:	MOK	Date: 31/7/24
Authorised by:	Peter Barnett	Date: 31 July 2024