Expiry Date – 22.8

Development Control – Delegated Officer Report

Application Number: AWDM/0951/18 Recommendation – Grant

Site: 26 Saxons, Shoreham

Proposal: **Single storey side extension to east elevation.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 13/9

Site and Surroundings

This application relates to a detached house on the north side of Saxons close to the junction with Amberley Close. Built in the 1960's this gable fronted house has a driveway on its east side and is one of four identical houses, 26-29 (consec). Houses to the west are semi detached, a different design and older. The application site sits on lower ground than No. 27, to the east and considerably higher ground than No. 25 to the west.

It is not in a conservation area and is not listed. There are no protected trees on the site.

Proposal

Planning permission is sought to erect a single storey side extension. It is also proposed to add a pitched roof to an existing rear extension.

The side extension extends from the front porch to the rear wall and has a hipped roof. The extension is 12.5 metres in length and 2.3 metres wide. To eaves it is 2.5 metres high and 3.7 metres to ridge.

The existing rear addition is to have a new mono pitched roof to a height of 3.4 metres. The eaves height is not changing.

Relevant Planning History

ADC/0119/07 – First floor extension over previous ground floor. Granted 18.4.07

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

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 amenity

No. 27, to the east has its front wall in line with the main front wall of the application site. The proposed extension lines through with the porch on site and so will be 1.5 metres further forward than No. 27. At the rear the extension will be 2 metres deeper than No. 27. No. 27 is on higher ground and 1 metre off the common boundary. It has no flank windows. The extension will not cause significant harm to the living conditions of occupiers of No. 27.

No. 25, to the south, sits considerably further forward in the streetscene and on considerably lower ground level. A new pitched roof is to be added to an existing rear addition parallel with the boundary of No. 25. No. 25's flat roofed garage in their rear garden sits alongside this addition and due to the difference in levels its roof is level with the mid height of the rear extension to be altered. Consequently it is not considered that the new roof will have any impact. In any event it is likely to be a permitted development.

The proposed side extension is well away from the boundary with No. 25.

Character

A similar side extension has been built at No. 28 with planning permission. The proposal is not out of character.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. No new windows
5. Utility room window obscure and inward opening only.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 23/10/18
Authorised and signed by:	Jo Morin	Date: 23.10.2018