Expiry Date – 1/11, EOT 23/11

Development Control – Delegated Officer Report

Application Number: AWDM/1662/21 Recommendation – Grant

Site: 8 Buci Crescent, Shoreham

Proposal: **Construction of part single storey/part two storey rear extension.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 10/11

Site and Surroundings

This application relates to a semi detached inter war house on the south side of Buci Crescent close to the junction with Stoney Lane. The property shares a drive with No. 6 to the east and has a detached garage at the head of its drive with rear garden access adjoining.

It is not in a conservation area and is not listed.

Proposal

Permission is sought to add a 5 metre deep ground floor extension with a half width first floor extension 3.9 metres in depth. It will have a matching eaves line and pitched roof. The ground floor extension has a maximum height of 3.25 metres.

The existing detached garage will be removed to make way for the extension and the fencing realigned.

Relevant Planning History

229/74 – Rear kitchen extension. Granted

279/62 – Garage. Granted

Consultations

None.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2021
Adur Local Plan 2017 Policies 1, 2, 3, 15, 18, 19, 20, 34, 35, 36 including 'Development Management Standard No. 1 Space Around Flats and Houses' and '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 amenity

The ground floor extension will be approximately 2 metres deeper than an extension at No. 10. The first floor extension is less deep and the drawings demonstrate that it will not break a 45 degree angle from the mid point of the first floor window at No. 10.

No. 6, the other side of the drive has two ground floor side windows, one is believed to be a hall window and another a secondary kitchen/diner window. No. 6 has been extended to the rear. At a distance of 3.5 metres it is not considered significant harm to light or outlook will occur.

The side window proposed at ground floor will look towards the blank flank of the rear extension at No. 6 and fencing. No first floor side windows are proposed.

Character

There are other examples of two storey rear extensions visible e.g. 14 and 47. The extension is not out of character.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Matching materials*
4. *No more side windows*

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: 19/11/21

Authorised and signed by: Peter Barnett Date: 19 November 2021