Development Management - Delegated Officer Report

Application Number: AWDM/2245/21 Recommendation – Approve

Site: 27 Ravens Road, Shoreham-by-sea

Proposal: Single storey side and rear extension

Date of site visit: 12 January 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling on the west side of Ravens Road. The site is outside of the Conservation Area but does abut it to the west. It has a two storey outrigger at the rear with a single storey outrigger beyond that which is shared with the attached property.

The proposal is to construct a wraparound single storey flat roofed extension to the side and rear of the outrigger, to a depth of 3.5m. The single storey outrigger is to be demolished on the application site. It will have a large amount of glazing in the walls with a flat, green roof.

Relevant Planning History

AWDM/0016/21 - Construction of replacement garage with storage above - approved.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension is a well designed and appropriate addition to the building which will not harm the visual amenities or character of the area, or the setting of the Conservation Area.

Residential amenity

There is a wide gap to No. 29 to the north and the occupiers of the property will not be adversely affected. The attached dwelling to the south (No.25) will retain its single storey outrigger and the proposed extension will not extend beyond the rear of that. There will be no harm to the amenities of those occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

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: Peter Barnett Date: 19 January 2022

Authorised by: Gary Peck Date: 19 January 2022