Development Control – Delegated Officer Report

Application Number: AWDM/1042/19 Recommendation – APPROVE

Site: 10 Ormonde Way, Shoreham-by-Sea, BN43 5YB

Proposal: Proposed infill rear extension.

Date of site visit: 01.08.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is located within Ormonde Way and is a middle of terrace property (formerly an end of terrace before a new house was built). The dwelling is 3 storeys and is constructed with yellow bricks.

Proposal

The proposal seeks permission to infill at the rear measuring approx. 4.7m wide x 600mm deep.

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan: Policy 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the streetscene in general.

Visual Amenity

The property has an existing rear recess which is enclosed by the side elevational walls and the overhang of the upper floors. The application seeks to infill this gap which would thereby fill the gap and provide a 'squared off' built form.

The new external wall will have a set of double doors and a window.

Residential Amenity

As the external walls will remain the same, it is not considered that this infill extension will result in any harm to the neighbouring residential properties.

Recommendation

APPROVE

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

Informative

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 06.09.2019

Authorised by: Peter Barnett Date: 6 September 2019