Expiry Date – 17/5

Development Control – Delegated Officer Report

Application Number: AWDM/0392/18 Recommendation – Grant

Site: 164 Greenacres, Shoreham

Proposal: Part two storey and part single storey side extension to north-east elevation.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 4/5

Site and Surroundings

This application relates to a semi detached house on the east side of Greenacres close to the junction with Connaught Avenue. The property is typical of Greenacres house built in the 1960's. It is built in buff brick with a fully pitched roof with shallow curved front windows. Its front door is currently in the side wall onto an open grassed side garden within the site curtilage, also typical of many Greenacres gardens.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to erect a two storey side extension measuring 3.14 metres in width and the full depth of the property. It is set back from the front wall by 225mm with a slightly lower roof. A single storey addition beyond this is also proposed to a depth of 3.14 metres and 3.6 metres in width. It has a mono pitched roof with an eaves height of 2.5 metres and a ridge height of 3.5 metres.

Relevant Planning History

None.

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012

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

The proposed side extension is well removed from any neighbouring boundary. The two storey side extension adjoins a junction with the nearest facing houses on the other side of the junction 15 metres away. Two first floor side windows proposed are a secondary bedroom window and bathroom window, these are conditioned to be obscurely glazed and non-opening below 1.7 metres.

No. 163 Greenacres is at the rear of the site, the other side of a shared passage and the site's garage. It has its flank wall facing the rear of the site and sits closer to the road than 164.

A new rear window proposed in the first floor rear is to a family bathroom and so will be obscurely glazed. The existing bathroom space is to be included in the existing rear bedroom.

The rear extension is well removed from the boundary with No.165.

Character

A number of other properties in Greenacres and on street corners have extended to the side at two storey level, including nos. 24 and 141, with planning permission. In both cases open plan side garden has been partially lost. The proposed extension will leave a minimum width side garden of 1.5 metres widening the further back into the site you go. The side garden wall necessarily has to be removed. It is shown to be replaced with a 1.8 metre high fence. This fence has been repositioned in the revised plan to avoid intruding too deeply into the open side garden area. The reposition is acceptable but it is considered that a new wall should be built and not a timber fence as walls are the typical means of enclosure in this area.

Recommendation APPROVE subject to the following conditions:

1. Approved plans
2. 3 years
3. Materials to match
4. First floor side windows and rear bathroom window obscurely glazed and non opening below 1.7 metres.
5. New side wall details.

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: 8/5/18
Authorised and signed by:	Peter Barnett	Date: 8 May 2018