Development Management - Delegated Officer Report

Application Number: **AWDM/0812/15**

Recommendation – Approve

Site: 19 Buci Crescent

Proposal: Single storey rear extension

Date of site visit: 20-07-2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to a semi-detached bungalow located in an outer residential suburb of Shoreham.

The proposal is for a single storey rear extension, the details of which are shown on the submitted drawings. The walls of the proposal were partly built out at time of the site visit.

Relevant site history
None relevant

Consultations
None

Representations
None

Relevant Planning Policies
Saved Local Plan policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle
Upgrading of residential accommodation is acceptable in principle.

Residential amenity

It is the neighbour physically adjoining who is principally impacted upon by this development (which is physically removed from the remainder).

The extension length would measure 3.2 metres. This is just beyond the maximum length under “permitted development” (work not requiring the express planning permission). The neighbouring building has itself has been extended at the rear by way of a lean-to and full extension. For these reasons, the development would not adversely overbear or overshadow. The absence

of windows in the east elevation negates the potential for direct overlooking, with intrusive loss of privacy avoided. Views from the window in the west elevation would be screened by existing boundary treatment.

Visual amenity

The extension is of a domestic scale and design, and would be completed out in matching exterior materials and finishes. The position of the eaves is disappointing but this element would not be visible from public vantage point.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Exterior match existing

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 letter(s) of representation? N

Case Officer: Matthew Porter Date: 28-07-2015

Authorised by: Peter Barnett Date: 28 July 2015