Expiry Date – 2/4

Development Control – Delegated Officer Report

Application Number: AWDM/0146/21 Recommendation – Grant

Site: 61 Upper Kingston Lane, Shoreham

Proposal: **Demolition of existing garage. Single storey extension to rear and side.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 18/3 and applicant's photos

Site and Surroundings

This application relates to a detached 1950's bungalow on the west side of Upper Kingston Lane close to junctions with Holmbush Way and Hawkins Crescent. Land slopes up from the south.

The bungalow has a fully hipped roof and front projection. It has a driveway on its south side and detached garage behind the rear build line.

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

Proposal

Permission is sought to remove the garage and to erect a ground floor side and rear extension which includes a garage brought forwards in the driveway.

The application has been revised since first submitted to remove proposed roof extensions for the application as these were considered to be unacceptable. The revised plans indicate that these are to be built under permitted development. No assessment of the roof extensions against the GPDO has been undertaken.

The proposed ground floor extension measures 4 metres in depth and has a flat roof a maximum 3.1 metres in height. The side extension, garage, is to the same depth but extends further up the drive by 3 metres to the existing kitchen door. The garage has a mock pitched roof front detail.

Land slopes up from the south.

Relevant Planning History

None.

Consultations

None.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including '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

No. 63, to the north, has a single storey rear extension approximately 1200mm deeper than the existing rear wall on site. It has its own driveway on the shared boundary and is on higher ground.

No. 59, to the south, also has its driveway on the shared boundary. It has obscure glazed windows and a lobby its side wall.

No significant harm to neighbour amenity will occur.

Character

These ground floor additions will not impact significantly on local character.

Recommendation APPROVE subject to the following conditions:

1. *Approved plans*
2. *3 years*
3. *Matching Materials*
4. *No side windows*

Informative

1. 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.

2. This application relates to the ground floor extensions only. No assessment of the acceptability of the proposed roof extensions or their permitted development status has been undertaken. You are advised to submit a Lawful Development Certificate in respect of roof extensions.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 25.3.21
Authorised and signed by:	Peter Barnett	Date: 29 March 2021