Development Management - Delegated Officer Report

Application Number: AWDM/1237/15 Recommendation – Approve

Site: 20 Old Fort Road, Shoreham-By-Sea

Proposal: Proposed single storey rear extension

Date of site visit: 3 September 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow on the south side of Old Fort Road, the rear of which is visible from the beach. It is proposed to construct a flat roofed rear extension at its eastern end, measuring 6m deep, 3.8m wide and 3m high. A parapet wall is to be constructed to form the junction between the existing low pitched cooper roof and the proposed flat roof. The extension will line up with an existing pitched roofed rear projection at its western end.

Relevant site history

None relevant

Consultations

Adur & Worthing Councils: The ***Environmental Health*** Officer requests PFA informative

Southern Water: Formal connection to public sewer required

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are

the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed extension will have a slightly awkward appearance, contrasting with the pitched roof of the existing rear projection. However, it will be at the rear of the property and will not be unduly out of character with the variety of built form of Old Fort Road. On balance, it is not considered that sufficient visual harm would arise to warrant refusal.

Residential amenity

The extension will run along the side of 22 Old Fort Road where there is a brick boundary wall and a blank elevation beyond. The extension will only project marginally beyond the rear of No.22 and will not cause any significant loss of light or outlook.

The extension will be screened from the house to the west by the existing rear projection at No.20.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Permission relates to approved plans

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: 16 September 2015

Authorised by: Gary Peck Date: 16 September 2015