Development Management – Delegated Officer Report

Application Number: AWDM/0196/22 Recommendation: APPROVE

Site: 69 Greenways Crescent, Shoreham-By-Sea

Proposal: Amendment to previously approved AWDM/1663/21 single storey rear extension, to remove chamfered end.

Date of Site Visit: Visited when assessing AWDM/1663/21

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

Consent was given in October 2021 for a single storey extension with patio and rooflights. The extension had a maximum depth of 2.8 metres and required planning permission as the materials to be used were not to match existing. The approved plans show a chamfered corner on the south side. The current application seeks to change the approved plans to remove the chamfered corner therefore a uniform 2.8 metre deep extension. All other approved details are unchanged therefore this is the only matter for consideration here.

Representations: - None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The previous report stated that, “The extension is to the rear of the property it is not visible within the street scene, it is modest in scale and will be subservient to the main dwelling. It will not impact detrimentally to the character and appearance of the locality. The use of brick and not render to match existing and the proposed Green Roof will give rise to a contemporary development that will be simplistic in form and appearance.” The removal of the chamfered corner does not affect this assessment.

Residential amenity

The maximum depth of 2.8 metres is less than 3.5 metres as stated in the Council’s Development Management Standard. This depth could be permitted up to the boundary in cases such as this. Therefore no adverse impact will occur in the light of the amendment.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as detailed on the approved plans brick to match and green roof.
4. No additional windows on the north or south elevation of the extension.

Is recommendation contrary to letter(s) of representation N

1. 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: Hannah Barker Date: 21st March 2023

Authorised by: Peter Barnett Date: 21 March 2023