Expiry Date – 23/12

Development Control – Delegated Officer Report

Application Number: AWDM/1970/21 Recommendation – Grant

Site: 9 Crown Road, Shoreham

Proposal: **Two storey side extension, part two storey/part single storey rear extension, front porch extension**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 14/1

Site and Surroundings

This application relates to a detached gable front inter war house with a front dormer. It has a driveway on its north side and a detached garage to the rear. There is a similar house to the south. No. 11, to the north is a bungalow also with a paired driveway and rear garage

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

Proposal

Permission is sought to add a two storey side extension up to the north side boundary which wraps around the back of the house and is two storeys for 2 metres in depth, beyond the original rear wall and 4 metres in depth at ground floor. This replaces the existing rear conservatory and it is assumed the garage. The frontage will have a second subordinate gable and the rear has a pair of gables to match the frontage.

Relevant Planning History

163/77 - Front porch. Granted

Consultations

None.

Representations

None received.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 1, 2, 3, 15, 18, 19, 20, 34, 35, 36 including and 'Development Management Standard No.2 Extensions and Alterations to Dwellings'.

WSCC Guidance on Parking at New Developments (Sept 2020)
Revised National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance (CLG)

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.

Character

Nos. 7 and 9 are identically built detached properties though No. 7 does not have a long side driveway and rear garage. Otherwise the character of the street is quite mixed with semi detached two storey houses and detached and semi detached bungalows with many alterations. The proposed two storey side extension will not be harmful to the overall street character or streetscene.

Neighbour amenity

No. 7, to the south, has a single storey rear extension which is 1 metre less deep than the ground floor rear addition proposed. It has first floor/dormer extension over its ground floor extension which extends roughly to the line of the proposed rear first floor. No harm will occur.

No. 11 is a detached bungalow with its front door and bathroom window in the side wall and also what appears to be a kitchen window. A rear extension has been added onto the back. The proposed side extension is up to the boundary and the first floor rear addition extends just beyond the original rear wall at 11. No. 11'a driveway, approximately 2.5 metres in width, will ensure adequate light and outlook remain to this side room.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Matching materials*
4. *No side windows*

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 any representations? No.

Case Officer signed:	MOK	Date: 18/1/22
Authorised and signed by:	Peter Barnett	Date: 18 January 2022