Expiry Date – 4/9, EOT to 30/9

Development Control – Delegated Officer Report

Application Number: AWDM/1074/19 Recommendation – Grant

Site: Glenside, 13 Western Road, Shoreham

Proposal: Single storey rear and side extension to north and west elevations

Neighbours checked: Y

Additional neighbour notifications: Yes, advert

Date of Site Visit: 23/8

Site and Surroundings

This application relates to a mid terraced property on the north side of Western Road close to the junction with Brunswick Road and very near the railway crossing.

This is a two storey Victorian bay fronted red brick house with a long tailed outrigger.

It is in the Shoreham Conservation Area but is not a listed building.

Proposal

Permission is sought to infill between the side wall of the extension and the flint boundary wall for the entire length of the outrigger and for 1.15 metres beyond.

The extension is to have a timber framed arched lead roof. The new flank wall will extend 150mm higher than the 2.35 metre high flint wall. The curved roof has a maximum height of 3.5 metres. This extension will include a rooflight.

Relevant Planning History

None.

Consultations

County Archaeology:

'*The application site lies within an Archaeological Notification Area, West Sussex Historic Environment Record ref. DWS8591, Medieval Core of Shoreham. In this area, it is possible that buried archaeological remains of the medieval port of New Shoreham may exist.*

The proposal is for a small rear extension to a small semi-detached house of Turn of the Century – pre-World War I date. New foundation-related ground works would be principally for a new block cavity wall, not expected to involve substantial excavations, and with correspondingly small potential impact upon any buried archaeological features or deposits.

Accordingly archaeological mitigation works are not required.'

Representations

No. 12 – No objection

No. 14 – No objection in principle. Concerned about relocating the manhole and implications for drainage. Noise during works, length of works and hours of build. Notices required from neighbours regarding these issues as one neighbour is elderly and one works shifts.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 , 15, 16 and 17 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

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/Conservation Area

The extension is at the rear of the property and will not significantly impact on the conservation area character.

Neighbour amenity

No. 14 will not be affected at all by this proposal. Drainage will be part of the Building Regulations application. Noise, hours of work will be controlled by Environmental Health if unneighbourly behaviour occurs.

No. 12 is the other side of the 2.35 metre high flint boundary wall. Its main rear wall is approximately 800mm behind the main rear wall at the application site. Its outrigger is 1.7 less deep than at the site. No. 12 has a deep single storey rear extension.

In its main rear wall No. 12 has a dining room window. In the original ground floor flank wall is a WC window and utility window. The kitchen is in the rear addition and has side windows and windows onto the garden. The only window that might be harmed by this proposed extension is the dining room window.

As this window is behind a 2.35 metre high wall onto a narrow side passage it is not considered that the proposed extension will have a significantly greater impact than that which results from the existing high boundary wall. The proposed side wall of the extension is only 150mm higher than the boundary wall and the roof is curved away from it. The neighbour at 12 has viewed the plans and has written confirming no objection.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to match

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: 26.9.19
Authorised and signed by:	Peter Barnett	Date: 26 September 2019