Expiry Date – 3/6 ppa to 18/6

Development Control – Delegated Officer Report

Application Number: AWDM/0638/21 Recommendation – Grant

Site: 72 Greenways Crescent, Shoreham

Proposal: **Single-storey rear extension and enlargement of rear platform.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 16/6

Site and Surroundings

This application relates to a mid terrace two storey dwelling on the south side of Greenways Crescent. The properties are linked at first floor only on the east side with a shared covered passageway between.

Land slopes down from the road into the rear gardens such that rear internal ground level is considerably higher than the garden level.

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

Proposal

Planning permission is sought to replace the existing flat roofed 2.8 metre deep rear extension with a mono pitched roof extension measuring 3.5 metres in depth. The height to eaves is 3 metres and to ridge 4 metres. The existing rear platform, which is 2.4 metres deep and steps beyond are also to be replaced with a 2 m deep platform and steps.

Relevant Planning History

199/72 – Extension. Granted.

Consultations

None undertaken.

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.

Character

This is a rear extension and platform typical of others nearby. No harm.

Neighbour amenity

The proposed extension complies with the maximum dimensions contained in Development Management Standard No. 2 Extensions and Alterations to Dwellings'. No. No. 76, to the east has a deeper extension than at present on site and a rear platform. No. 80, west, has a timber structure on a raised platform on the common boundary.

The proposed extension and platform will not have any greater significant impact on neighbours than the current extension and platform.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
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: 17.6.21
Authorised and signed by:	Peter Barnett	Date: 17 June 2021