Development Management - Delegated Officer Report

Application Number: AWDM/0914/19 Recommendation – APPROVE

Site: 16 Crown Road, Shoreham-By-Sea

Proposal: Proposed single storey rear extension and single storey side extension attached to existing extension.

Date of site visit: 8th July 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow within a street of similar bungalows both detached and semi detached. There is a garage set back to the side of the bungalow and an existing side and rear flat roof extension. Part of the side extension projects further to the rear than the rear extension. Consent is sought to infill this rear section which is 1.3 metres in depth to provide an open plan living space to the rear. The existing side projection is to become a bedroom and a small flat roof extension is proposed to the front 1.6m by 1.4 m to provide space for a shower.

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading 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 rear extension is not visible within the street scene. It is of flat roof design, small in scale and in keeping with the main dwelling. The small addition to the side is to the front of the existing side extension and is of flat roof design to match. The extension

is set back to the side of the bungalow and not clearly visible within the street scene. Materials will match existing and a window is proposed to the front. Both extensions are subservient in appearance in relation to the existing bungalow.

Residential amenity

The main properties to be affected are those either side of the site. The rear extension is infilling an existing space and is limited to 1.3 metres in depth. This extension is set in and screened on both sides from the neighbouring properties. There will be no loss of light, privacy or overbearing impact as a result. The extension to the side is adjacent to the neighbouring bungalow. There are windows on this side elevation however these are set forward of the proposed extension and as existing have limited outlook and light. No window is proposed on the side of the proposed extension and a condition is attached to ensure that this is the case. There will be no loss of light, privacy or overbearing impact in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the south elevation of the front extension.

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: Hannah Barker Date: 9th July 2019

Authorised by: Peter Barnett Date: 9 July 2019