Development Management - Delegated Officer Report

Application Number: AWDM/0323/18 Recommendation – APPROVE

Site: 15 Edburton Gardens Shoreham-By-Sea, West Sussex

Proposal: Single storey side/rear extension

Date of site visit: 24th April 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a link detached two storey dwelling within a cul de sac of similar properties at the north side of Shoreham-By-Sea. As existing there is a flat roof porch and garage and a conservatory to the rear.

Consent is sought to remove the existing rear conservatory and build a larger brick built extension which extends 3.5 metres from the rear of the dwelling and wraps around to the side of the dwelling behind the existing garage. This will provide an enlarged kitchen, living dining space. The extension will have a half hipped roof and a roof lantern.

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 (March 2012)

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 extension is to the rear of the dwelling, the wrap around section is to the rear of the existing flat roof garage, the tiled roof will sit higher than the existing flat roof and

would be visible from the street. However it is considered that this is acceptable, it is only a slight increase above the existing flat roof and it is set back from the front of the property.

The extension is considered to be subservient to the main dwelling and materials are to match existing. There are steps proposed leading from the extension to the rear garden.

Residential amenity

The main properties to be affected are those either side of the site, nos.16 and 14. The extension will be 3.5 metres deep adjacent to the boundary with no. 14. This complies with the Council's Development Management Standards and therefore it is not considered that the extension will result in any adverse impact.

No 16 has a rear conservatory, the proposed extension and addition to the rear of the garage will bring the dwelling closer to this neighbouring property. Due to the depth of the extension being limited to 3.5 metres it is not considered that there will be any significant detrimental impact with regards to loss of light or overbearing impact. The wrap around extension will bring the building closer to the boundary yet due to the limited depth and existing adjacent extension the impact would not warrant a refusal here.

There would be no significant overlooking, a side door is proposed adjacent to the neighbouring conservatory. There is currently a clearly glazed conservatory at the application site, due to the proximity to the boundary a condition is attached to restrict the door to be obscurely glazed. Also a condition restricting any further openings on the side elevations of the extension.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows or opening in the east or west elevation side door shall be obscurely glazed.

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: 24th April 2018

Authorised by: Peter Barnett Date: 25 April 2018