Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0101/14

Site: **19 Ravens Road**

Proposal: **Rear extension (existing conservatory removed)**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for:-

A single storey rear/side flat roof extension to measure (at max) 3.5 metres in height, 5.6 metres in length, and 2.4 metres in width

The application property is a two-storey Victorian building with front bays and a single-storey side addition. There is an existing plastic framed conservatory built off its side wall.

The surrounding area is an inner residential street, close to Shoreham town centre. The site is adjacent to the Shoreham Conservation Area, so affects its setting.

Relevant Planning History
None

Consultations
None

Representations
None

Relevant Planning Policies and Guidance
Saved Adur Local Plan policies: AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle, subject to the statutory test for new development affecting the setting of a Conservation Area being satisfied.

Visual amenity and Heritage Assets

The modest extension is not inappropriately scaled to the rest of the building. The flat roof is a disappointing design approach but being built at the rear it would not be visible from public vantage point. The proposed fenestration to the extension is, at least, of a similar style and design to the windows and doors on the main building.

For these reasons, there is insufficient reason to withhold planning approval of visual and design grounds alone - the setting of the Conservation Area would be preserved.

Residential amenity – effect on existing dwellings

It is the neighbour to the north who is principally impacted upon by this development (which is physically removed from the remainder).

This neighbouring building exhibits its own conservatory off the side wall and a lounge window in its flank. Both are clear glazed and face onto the application site.

However the principal outlook from the conservatory would be unaffected by the proposed extension, and the other window is not the main outlook to this room. There would also be some distance retained between the flank wall of the extension and these habitable rooms. For all these reasons adverse overbearing and overshadowing effect would be avoided.

The window in the side would allow for some view onto this neighbour, but direct overlooking would be avoided as existing boundary treatment would screen the majority of the view, with that remaining not intrusive.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment and would not detract from the setting of the adjacent Conservation Area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Materials and finishes to match as far as practicable

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? N

Case Officer signed: Matthew Porter Date: 24-2-2014

Authorised and signed by: Peter Barnett Date: 24 February 2014