Development Management - Delegated Officer Report

Application Number: AWDM/0593/18 Recommendation – Approve

Site: 37 East Meadway, Shoreham-By-Sea

Proposal: Side/rear extension to north east elevations, existing conservatory removed

Date of site visit: 3 May 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached house with a rear conservatory across the rear, plus a single storey hip roofed side extension and covered area in the north east corner. It is proposed to remove the conservatory and part of the side extension and to construct a new side extension which will wrap around part of the rear with a flat roof. It will project 4m beyond the rear wall of the house.

Relevant site history

Various extensions

Consultations

None

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 will respect the character and appearance of the existing dwelling and no visual harm will arise.

Residential amenity

The proposed extension will not run across the full width of the property and will not therefore unduly affect the neighbouring house to the south. To the north, the rear gardens of chalet bungalows in The Marlinespike abut the site. While the gardens are relatively short, the height of the extension is limited by its flat roof and it will not constitute an overbearing development or result in significant light loss.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

Is recommendation contrary to letter(s) of representation? N

1. 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.

2. PFA

Case Officer: Peter Barnett Date: 17 May 2018

Authorised by: Gary Peck Date: 22 May 2018