Development Management – Delegated Officer Report

Application Number: AWDM/0678/23 **Recommendation: Approve**

Site: **24 Falcon Close, Shoreham-by-sea**

Proposal: **Proposed demolition of existing single storey side (North) extension and construction of two storey side extension.**

Date of Site Visit: 30 May 2023

Neighbours Checked: **Y**

Additional neighbour notification: **N**

Proposal, Site and Surroundings:

The application relates to a semi-detached house in the NW corner of Falcon Close. It has a flat roofed side extension which it is proposed to remove and replace with a two storey side extension. The two storey extension is shown as being set back 3m from the front of the house and set down from the ridge. There will be a small flat roofed ground floor projection at the front of the extension, set back 2m from the front.

Planning History:

None at No.24.

No.23 - AWDM/1994/20 - Proposed 2 storey side extension, single storey rear extension and new larger dormers to front and rear roofslopes - approved and built

Consultations:

Adur and Worthing Councils: Public Health has recommended a CMP and hours of construction conditions for this development. [*These are not normally applied to a householder extension and are consequently not considered to be necessary*.]

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 (July 2021)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension is set back from the front of the house and is suitably subservient, complying with the Council’s guidance for extensions. Due to its corner position and the amount of set back, the extension will not be particularly noticeable from within the cul de sac.

Residential amenity

The extension is set off the boundary with No.23 and is separated from that property by its garage. There are no openings in the side elevation of No.23 other than a door to utility room and a rooflight to an ensuite. No harm will be caused.

There are no other neighbours affected by this proposal due to No.24’s large rear garden and the separation distances involved.

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

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: Peter Barnett Date: 12 June 2023

Authorised by: Gary Peck Date: 12 June 2023