Development Management - Delegated Officer Report

Application Number: AWDM/0894/18 Recommendation – APPROVE

Site: 163 Greenways Crescent, Shoreham-By-Sea

Proposal: Single storey rear extension

Date of site visit: 6.08.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached chalet bungalow with a driveway to the side and garage set back to the side, adjacent to the rear garden. Consent is sought for a single storey half hipped roof rear extension. The extension is shown as 2.9 metres in depth, the plans show an eaves overhang to the rear by 0.7 metres therefore the total projection being 3.6 metres. Rooflights are proposed with bifold doors to the rear, the extension will provide an open plan living kitchen space. Materials are proposed to match existing.

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 2018)

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 property. It will not be visible within the street scene. Its subservient design, scale and appearance are acceptable in this case, materials will match existing.

Residential amenity

The main properties to be affected are those either side of the site, the attached bungalow to the north and the bungalow to the south. The attached bungalow has an extension to the rear as existing. This is a conservatory yet there is a high level brick parapet wall on the boundary. The main part of the proposed extension is shown to be in line with the existing parapet. The eaves projection extends further, this addition will not result in any loss of light or overbearing impact in this case. In cases such as this the Council's Development Management Standards state that where there is no adjacent extension an extension up to 3.5 metres on the boundary can be supported.

To the south there is a bungalow with a rear extension with side window facing toward the site. There is a boundary wall at the site and a shared access between the site and the extension at the neighbouring property. It is not considered that the proposed extension will result in any loss of light, privacy or overbearing impact in this case. A condition is attached to ensure that no side openings other than those which exist in the original building are inserted in the south elevation 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 on south elevation of extension hereby permitted.

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: 21st August 2018

Authorised by: Peter Barnett Date: 21 August 2018