Development Management - Delegated Officer Report

Application Number: **AWDM/0544/13** **Recommendation –** Approve

Site: 26 Southdown Road, Shoreham-By-Sea

Proposal: Single storey rear extension

Date of site visit: 10 June 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached house located on the east side of Southdown Road. The house is within the Shoreham Conservation Area. This is a predominantly residential area comprising of a mix of semi detached, detached and terraced housing of various designs in the locality. The street is tree-lined with houses in the east side set well back from the street frontage.

Permission is sought for the construction of a single storey extension which would replace an existing conservatory. The extension would measure between 1.9 metres and 4.35 metres in depth from the rear of the staggered rear wall and would span across the full width of the house. The extension would have a flat roof with a false pitch roof measuring 3.6 metres in height.

Matching materials are proposed.

Relevant site history
None relevant

Consultations

Adur District Conservation Advisory Group: - Unanimously agreed by all to approve

Representations
None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)

Planning Assessment

Residential amenity

The depth of the proposed extension is limited to 1.9 metres at its southern end due to the existing staggered rear elevation. Having regard to the relationship with No.24 to the south and that the proposed depth is limited on this side so that it would not extend significantly beyond the rear of No.24, it is considered that there would be no significant impact to the amenities of the occupiers of No.24 in terms of loss of light or outlook.

To the north, the neighbouring house at No. 28 has itself been extended with a single storey rear extension which has no side windows. Taking into consideration this relationship and that the proposed depth and scale does not go significantly beyond what would normally be allowable under permitted development, the proposed extension is considered acceptable and would not pose any significant threat to the amenities of occupiers of No. 28.

A condition is recommended to prevent side windows causing overlooking.

Visual amenity
The proposed extension would be at the rear of the house where it would not be readily visible within the streetscene given the spacing between dwellings. The extension would be of an appropriate scale and design and subject to the use of matching materials, would not be harmful to the visual amenities of the site or surrounding area.

Recommendation

Approve for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework.

Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. No side windows
4. Permission relates to approved plans:
   Drawing number 001 entitled 'Proposed Single Storey Extension - Plans & Elevations' deposited 15 May 2013

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 letter(s) of representation? N

Case Officer: Rebekah Smith Date: 11 July 2013

Authorised by: Peter Barnett Date: 11 July 2013