Development Control – Delegated Officer Report

Application Number: AWDM/0776/13 Recommendation – Approve

Site: 10 Old Shoreham Road, Shoreham-By-Sea, West Sussex

Proposal: Proposed Single Storey Rear Extension

Date of site visit: 13th August 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi property it has a single storey flat roof rear extension and sloping roof front projection at ground floor. It is on higher ground level then the highway with a slope up to the large concrete driveway/hardstand to the side of the house. Beyond this is a public footpath which runs to the side. There is an existing wooden garden shed to the rear of the driveway adjacent to the existing rear extension.

The garden shed and existing flat roof extension are to be removed and a single storey extension is proposed the full width of the rear of the house and projecting to the side by 2 metres. The extension will be 7.5 metres wide in total with a maximum depth of 3.3 metres on the side projection and 3.1 metres across the rear of the existing house. There will be a sloping pitched roof with a maximum height of 3.3 metres reducing to 2.6 metres. Two rooflights will be inserted into the proposed sloping roof and the extension will provide a W.C, utility room and extended kitchen/dining room.

Representations: No third party representations have been received.

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

Principle

The proposal comprises upgrading of 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

Due to the side projection the extension will be visible within the street scene from the front and side of the property. However it is set back to the rear of the large driveway and will replace the existing wooden shed. The roof tiles will match existing and the building will be painted pebble dash to match the existing house.

Residential amenity

Due to the property being semi-detached with a public footpath adjacent, the main property to be affected is no. 8 to the south. This dwelling has an existing rear projection similar to the existing extension at the application site and a pergola structure adjacent to the boundary.

The proposed extension will abut the boundary and therefore could result in the window adjacent to the boundary being in a recess. The extension is however 3 metres in depth adjacent to this boundary and therefore this could be constructed under permitted development. Consent is required in this case due to the side projection. Therefore a refusal could not be justified in this case. The pergola itself could at anytime be removed by the occupiers of the adjacent dwelling to allow more light into the recessed window.

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)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. No windows in s. side wall
4. Approved plans

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: Hannah Barker Date: 13th August 2013

Authorised by: Jo Morin Date: 14 Aug 2013