Expiry: 5/12

Development Management - Delegated Officer Report

Application Number: AWDM/1277/24 Recommendation – Grant

Site: 144 Downside, Shoreham

Proposal: Single storey rear extension to replace existing conservatory.

Date of site visit: 8/11

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached bungalow on the north side of Downside which has been extended into the roof with a raised gable and front and rear dormers. It also has a ground floor rear conservatory. It shares a driveway with No. 142 with paired garages at the head. It has rendered and painted elevations.

The site is not in a conservation and is not a listed building. There are no TPO's on the site.

A 3.5 metre deep rear extension is proposed. It is 3.1 metre high.

Relevant Planning History

AWDM/0534/21 - Enlargement of existing front dormer. Granted 10.5.21

SU/92/88 - Rooms In Roof (With Gable End, And Front And Rear Dormers). Granted 31.5.88

Consultations

None.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

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Planning Assessment

Principle

The proposal involves 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.

Residential amenity

No. 146 (attached) has not been extended to the rear. The extension has therefore been reduced in depth from 4 metres to 3.5 metres to accord with Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’’.

No significant neighbour amenity harm will occur.

Visual amenity

The extension is to the rear and typical of rear additions. No visual harm will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 15/11/24
Authorised by:	Peter Barnett	Date: 15 November 2024