Expiry Date – 3/10

Development Control – Delegated Officer Report

Application Number: AWDM/1184/17 Recommendation – Grant

Site: 12 New barn Road, Shoreham

Proposal: **Demolition of existing conservatory and construction of single storey rear extension.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 20/9

Site and Surroundings

This application relates to a 2/storey semi detached house on the east side of New Barn Road. The property has been extended at roof level with front, rear and side roof extensions. It also has a rear conservatory.

Land slopes up from the Upper Shoreham Road to the south such that this property is on considerably higher ground than No. 10. No. 10 is the other side of the shared drive and is unextended. Nol. 14 has a deeper single storey rear extension. The conservatory to be removed is just over half the width of the rear elevation and there are steps out form a landing area outside the existing kitchen door down to the garden.

The site is not in a conservation area and is not listed.

Proposal

Planning permission is sought to replace the conservatory with a brick extension, same depth and width. It is to have a parapeted flat roof with lantern behind with the parapets 4 metres high to cope with the difference in floor level to ground level at the rear.

Relevant Planning History

SU/238/01 – Rear conservatory. Granted 16.11.01

69/71 – Two beds in roofspace. Granted 16.3.71

121/56 – Three pairs of semi detached houses and garages and one detached house and garage. Granted 19.6.56

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

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'
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary.

Of prime consideration is the appearance of the extension and its impact on neighbour amenity.

Design

This is a functional flat roofed rear extension designed to deal with and accommodate the significant difference in garden level to internal rear floor level. The side walls are necessarily high as a consequence but not oppressively high in relation to neighbouring properties or visually.

Neighbour Impact

No. 14 has a deeper rear extension with no side windows and a mono pitched roof. The maximum height of the proposed extension will be similar to the maximum height of the extension at No. 14. It will have no greater impact than the existing conservatory.

No. 10 is to the south and unextended at the rear. The proposed extension is set away from the shared driveway and the platform and steps at the site adjoining the driveway are to be unaltered. It will have no impact on the living conditions of occupiers of No.10.

Recommendation APPROVE subject to the following conditions:

1. Approved plans
2. 3 years
3. Materials to Match

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 any representations? N

Case Officer signed:	MOK	Date: 22/9/17
Authorised and signed by:	PD	Date: 22.9.17