Development Management - Delegated Officer Report

Application Number: AWDM/1350/13

Recommendation – GRANT permission

Site: **36 Ship Street, Shoreham-By-Sea**

Proposal: **Demolition of existing lean-to style extension and outhouse and proposed single storey rear extension with rooflights to flat roof and enlarged first floor rear window**

Date of site visit: 5 November and for previous application

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings: As per previous application

Relevant site history: Previous application for a 2 storey extension withdrawn in April (AWDM/0095/13 & AWDM/0104/13)

Consultations

Environmental Health raises no objection

Representations

1 representation has been received of comment to the application stating that the proposal appears to be more sympathetic with the area than previous proposals. The proposal appears to be on a larger footprint than the existing and therefore may affect neighbouring properties. The removal of the internal walls would make the property more liveable although it is in a Conservation Area and changing the nature of the property.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AB4, 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 application site is within the built-up area and therefore there is no objection in principle to the proposal.

Visual amenity

The application site is within the Conservation Area but the front elevation remains unchanged and therefore there will be little impact upon the street scene. The rear elevation, at the ground floor level, is barely visible from public viewpoints and therefore it is not considered that the proposal will have any material visual impact.

Residential amenity

The main issue is the impact upon the adjoining properties. There is already a rear extension at the property, which is in poor condition. The proposed extension would represent an increase in the footprint of the ground floor of 6 square metres and with the parapet above would therefore represent an increase in height and depth over the existing extension. However, there are extensions to the adjoining properties and beyond and it is not considered that the proposal would have a materially harmful impact upon the amenities of neighbouring properties but in turn would markedly improve the residential living standard of the subject property.

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 details to be submitted
3. No windows or other openings in side wall of the extension
4. Permission relates to approved plans:
   Drawing No: Date Received:
   Drawing No: Date Received:

Is recommendation contrary to letter(s) of representation?

No

Case Officer: Gary Peck Date: 11 December 2013

Authorised by: Date: 17th December 2013.