**Expiry Date - 13-01-2015**

# Development Control – Delegated Officer Report

**Application Number:** **Recommendation – APPROVE**
**AWDM/1670/15**

**Site:** **33 Greenways Crescent Shoreham-By-Sea West Sussex**

**Proposal:** **Single-storey replacement rear extension**

Neighbours checked: Y
Additional neighbour notifications: /N

**Proposal, Site and Surroundings**

The proposal is for a single storey rear extension, to measure (at max) 2.9 metres in height, 3.9 metres in length, and 5.1 metres in width.

The application site is a mid-terrace two-storey dwellinghouse with large flat roof rear dormer and an existing single storey rear extension (flat roof with false pitch, and glazed mono-pitch). The street is residential in its character.

**Relevant Planning History**
None

**Consultations**
None

**Representations**
None

**Relevant Planning Policies and Guidance**
National Planning Policy Framework
Adur Local Plan: AG1, AH7

**Planning Assessment**

***Principle***

Upgrading of residential accommodation is acceptable in principle

***Visual amenity***

The scale of the extension is sympathetically domestic in its nature, and visually subservient. Its exterior materials would match that of the main house. Its fenestration would be of similar appearance to that on the main house. It would raise no visual harm.

***Residential amenity – effect on existing dwellings***

The neighbours principally affected by the development are those either side of it (the development is physically removed from the remainder).

*Neighbour to south*

The new extension would no nearer to the shared boundary than the existing one with no windows in its exposed flank, nor would it project any further into the garden – so its impact would be no worse than at present in terms of potential overbearing/overshadowing or loss of privacy.

*Neighbour to north*

This neighbouring building has itself been extended by way of its own single storey flat roof rear extension. This would effectively screen the new extension, so negating the potential for adverse impact.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Standard time limit
2. Approved plans
3. External materials and finishes to match existing

**Informative**

Is recommendation contrary to any representations? N/a

Case Officer signed: Matthew Porter Date: 29-12-2015

Authorised and signed by: Peter Barnett Date: 4 January 2016