Expiry Date - 12-01-2015

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1674/15

Site: **48 The Meadway Shoreham-By-Sea West Sussex**

Proposal: **Proposed side single-storey extension and rear conservatory (demolition of existing garage)**

Neighbours checked: Y
Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a single storey hipped roof side extension and hipped roof rear conservatory to measure some 4.2 metres in height, 10.2 metres in length, and 3.9 metres in width.

The application property is a wide detached bungalow with a gabled frontage with bays. The existing garage is free standing with a flat roof. The garage is situated between the bungalow and the immediate neighbouring bungalow alongside it.

The surrounding area is an outer suburb of Shoreham, close to the beach. It is residential in its character.

Relevant Planning History

None

Consultations

None

Representations (summarised)

Representation received from Mr Hinde (no address given): *quality of plans available online so poor not possible to comment either way. Can the plans be reloaded so they can be read clearly. On issue of parking appears existing garage is being converted to accommodation. So parking is reduced whereas application states no change.*

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'
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

The extension is of a domestic scale with a subservient roof form and shape that would follow the pitch of the main roof. It would enclose some space between the bungalows but it is positioned well back from the highway, so would not be materially harmful to the character and appearance of the street.

The conservatory is of an equally acceptable scale. It is of a standard form and shape and could be better integrated architecturally with the host dwelling. However it is concealed from public view.

Residential amenity

The neighbour principally impacted upon by this development is the one adjoining (it is physically removed from the remainder).

The part of the neighbour's dwelling building closest to the shared boundary is a non-habitable garage. Given this, and that the proposed extension is single storey and would come just forward of the adjoining garage, it would not result in adverse overbearing or overshadowing.

The lack of windows in the east elevation of the development ensures no intrusive overlooking and loss of privacy. The height of the glazed conservatory roof avoids direct view.

Parking and accessibility

Although the proposal involves the loss of the garage, there is ample space in front of the building to accommodate the parking needs of the occupier.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Exterior materials/finishes 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: Matthew Porter Date: 29-12-2015

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