Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1388/17

Site: **55 Adur Drive, Shoreham-by-Sea, West Sussex BN43 6PN**

Proposal: **Proposed first floor extension to north elevation.**

Date of site visit: 10/10/17

Neighbours checked: Y

Proposal
The application property is a 1930's end-of-terrace house located on the west side of the road where Adur Drive adjoins Middle Road, and Sullington Way. The dwelling is set in from the northern boundary and enclosed by close boarded fencing. A single storey dual pitched roof extension exists to the side of the dwelling adjacent to Middle Road, consent was granted for this in 2011, AWDM/0748/11.

Consent is sought here for a first floor addition above the existing single storey side extension. The plans show an addition 3.05 metres wide, 8.1 metres in depth with a height of 7.8 metres. The ridge height of the extension is set down slightly from the main ridge and a fully hipped roof is proposed. The plans show the extension to be rendered and with roof tiles to match existing.

Representations

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies
Adopted 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'
Adur Submission Local Plan (2016) Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

Visual amenity

The application site is a prominent corner plot, the front, back and side of the property are clearly visible when viewed from the adjacent streets. The single storey extension permitted in 2011is clearly visible with its dual pitch roof form. The proposed first floor addition will remove the awkward pitch and provide a more uniform, simplistic first floor addition with hipped roof to match that of existing. There is no significant set in to the front and rear as the ground floor addition dictates the siting of the first floor addition. There will be space between the extension and the

side boundary therefore the proposal will not be dominant or overbearing within the street scene. It is considered that the proposal represents a suitably subservient form of development which can be supported. It complies with the Council's Development Control Standards.

There is a two storey flat roof with false pitch side addition opposite at no. 56 Adur Drive. Consent was granted for this in 1981 SU/246/81/TP. The extension proposed here will be more sympathetic to the host dwelling than that opposite.

Residential amenity

Due to the positioning of the property with a junction to the north and the extension being on the end of a row of terrace properties it is not considered that the proposed works will result in an loss of light, privacy or overbearing impact to adjacent residents in this case.

APPROVE

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Approved plans

Informative

1 proactive without amendment

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

Case Officer: Hannah Barker Date: 16th October 2017

Authorised by: Peter Barnett Date: 16 October 2017