Development Management – Delegated Officer Report

Application Number: AWDM/0614/23 Recommendation: APPROVE

Site: 21 Greenacres, Shoreham-By-Sea, West Sussex

Proposal: Proposed single storey side (east) extension

Date of Site Visit: 6th June 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey end of terrace property within a cul de sac and estate of matching building design. There is access to communal garages to the side of the site and off street parking to the front. Consent is sought for a narrow single storey part flat part hipped roof extension to the side of the dwelling, set back behind the existing side gate. The extension will create a W.C and utility room.

Representations: - None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension is subservient to the main dwelling, low level, narrow and set back. Due to the position of the building within the cul de sac the extension is not visible on the approach to the site. It will not be prominent within the street scene and does not dominate the building. There are other examples of single storey side extensions in

the street which differ in design and are equally unobtrusive. Materials to be used will match existing.

Residential amenity

The extension is adjacent to the side boundary which abuts an access to garages. Therefore it is not directly adjacent to the neighbouring property. There will be no adverse impact. The blank side elevation of the extension will form part of the boundary. No loss of light, privacy or overbearing impact will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east elevation of the extension.

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 12th June 2023

Authorised by: Peter Barnett Date: 12 June 2023