Expiry Date : 30/05/2022

Development Management – Delegated Officer Report

Application Number: AWDM/0568/22 **Recommendation – APPROVE**

Site: **85 Gordon Road Shoreham-by-sea**

Proposal: **Proposed single storey rear extension.**

Date of site visit: 07.04.22

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

- **Application Site:** refers to a 2 storey detached dwelling set back from the road
- **Character:** residential
- **Site Levels:** Flat

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

The application proposes:

- The extension would measure approx. 3.5m from the original line of the house by approx. 3.58m wide (across the width of the house) finished with a 3.3m high mono pitch roof with central rooflight
- The scheme would be finished in matching materials to the existing house
- The existing lean to will be demolished with it foot print incorporated in the scheme

Relevant Planning History: N/A

Consultations: None required

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).

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Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed extension is to the rear of the property and replaces an existing lean to.

The structure would be no further wider than the existing outrigger and remains subsidiary in form and scale, finished in materials to match the existing building. There would be no adverse impact on the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity

Officers consider there would be no significant detrimental impact on the residential amenities of the immediate neighbouring occupiers as a result of this application. There are windows serving the neighbour's rear lean to but the depth of the extension at 3.5m complies with the Council's DM Standard for residential extensions and any impact is not considered to be significantly harmful.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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 letter(s) of representation? N

Case Officer: Stuart Corbey Date: 25/05/2022

Authorised by: Peter Barnett Date: 26 May 2022