Application Number: AWDM/0758/19 Recommendation – Approve

Site: 139 Greenacres, Shoreham-by-Sea, BN43 5XL

Proposal: Proposed single storey rear extension.

Date of site visit: 20.06.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is situated within Greenacres, which appears to be a crescent with additional offshoots off of the crescent. The application site is located on the east side of the Greenacres multipart and approx. 15m from the New Shoreham Burial Ground to the east.

The property is a two storey middle of terrace with a green open space area to the front of the terrace and a further terrace opposite the green space. The terraces thereby lie at approx. 90 degrees from the road through the estate

Proposal:

The application seeks permission to construct a single storey flat roof, rear extension across the full width of the property. The extension will measure approx. 5.8m wide x 3.1m deep x 2.8m high and will have a rooflight within the centre of the new flat roof.

(NB: The plans also indicate a large, wide dormer. However, this is not being applied for within this application, and the submitted forms state that the dormer is permitted development. Therefore the dormer will not be considered within the determination of this application.

Relevant Planning History:

AWDM/1676/18 Certificate of lawfulness for a proposed use – Rear extension/rear dormer. **Issued 08.01.2019**

Consultations: None

Representations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (2019)

Planning Assessment

Principle

Development is acceptable in principle subject to the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual Amenities:

The extension has been previously approved under ref. AWDM/1676/18 for a Certificate of Lawful Use. Amendments have been made to those plans by extending the depth further by 100mm. The width and the height are the same as the previous approval.

There will be no windows on either of the side elevations and a condition to restrict windows being applied would be reasonable.

Residential Amenities:

The additional 100mm onto the depth of the previously granted Certificate will not materially affect the residential amenities of the neighbouring properties.

Recommendation

APPROVE subject to the following conditions:

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No windows on east or west elevations

Informative

1. Approved without amendment

Case Officer: Eve Hearsey Date: 01.07.2019

Authorised by: Peter Barnett Date: 2 July 2019