Development Management - Delegated Officer Report

Application Number: AWDM/0510/17 Recommendation – Approve

Site: 11 Mansell Road, Shoreham-By-Sea

Proposal: Single-storey rear and side extension and proposed porch to front entrance.

Date of site visit: 28 April 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terrace dwelling. It is proposed to construct a single storey flat roofed extension at the side and rear measuring, as amended, 4m deep, 6.6m wide and 3m high. It will project from the side wall by 1.3m. An existing store outbuilding is to be removed.

At the front a new flat roofed entrance porch is proposed measuring 2.2m wide, 2.6m high and 1.4m deep.

Relevant site history

None

Consultations

None

Representations

None received

Relevant Planning Policies

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’
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The rear extension is 0.5m larger than the 3.5m as required by the Council's DC Standard but it is predominantly hidden from the street. The property enjoys a large rear garden and it will not appear unduly cramped. The side extension will be visible from the street but it is set back and not excessively wide.

The front porch is a modest addition and is in keeping with the various front extensions to other properties in the street.

Residential amenity

The rear extension is 0.5m larger than the 3.5m as required by the Council's DC Standard but it has been reduced in depth by 1m from its original submission. There is currently a 2m high closeboard fence on the boundary and the proposed extension would 1m higher. There would be some loss of light and outlook for the attached neighbour to the west although that property would continue to enjoy a southern aspect and would continue to receive sunlight for most of the day.

Furthermore, no objection has been received from the attached neighbour and it is therefore likely that an application for a larger home extension (for a rear extension only) would be permitted. Given this fallback position, it is considered, on balance, that a 4m extension is acceptable in this case.

To the east, the side and rear extension will not have an adverse impact on the neighbouring occupiers (No.9). Part of the extension will be screened by a store building within the rear garden of No.9 while the side wall of No.9 is blank.

Recommendation

APPROVE

Subject to Conditions:-

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

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 30 May 2017

Authorised by: Gary Peck Date: 30 May 2017