Development Management - Delegated Officer Report

Application Number: AWDM/1243/17 Recommendation – Approve

Site: 31 Fairfield Close, Shoreham-By-Sea

Proposal: Hip to gable roof extension with front and rear dormers and single-storey rear extension.

Date of site visit: 31 August 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached hip roofed bungalow on the north side of Fairfield Close. It is proposed to construct a hip-to-gable roof extension with a small front dormer and larger rear dormer. A ground floor flat-roofed extension is also proposed on the north west corner at the rear, measuring 3.6m deep, 4.1m wide and 3.1m high, to replace an existing smaller conservatory.

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 roof extensions are considered to be of an appropriate scale and will be in keeping with other roof extensions on other properties in the Close. The rear extension largely complies with the Council's guidance on residential extensions in terms of its size and form.

Residential amenity

The roof extensions will not cause harm to residential amenity. No. 29, to the west, has carried out its own hip to gable extension with dormers and has a rear extension. The other half of this semi-detached pair also has a rear extension and the proposed extension is sufficiently distant from neighbouring boundaries to not cause a loss of amenity. More than 22m exists to the rear windows of dwellings to the north to prevent adverse overlooking.

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 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: Peter Barnett Date: 14 September 2017

Authorised by: Gary Peck Date: 15 September 2017