Development Management - Delegated Officer Report

Application Number: AWDM/0317/18 Recommendation – APPROVE

Site: 9 Holmbush Cloe, Shoreham-By-Sea, West Sussex

Proposal: Single Storey rear extension

Date of site visit: 10.04.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a cul de sac of similar adjacent to open countryside on the north side of Shoreham, south of the A27.

There is an existing single storey flat roof addition to the eastern side of the building. Consent is sought for a single storey, flat roof rear extension to provide an enlarged dining and kitchen space. The extension is 3 metres in depth and is the full width of the bungalow.

Consultations

South Downs National Park: - No comments to make

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 (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 extension is to the rear of the property and is therefore not visible within the street scene. It is of flat roof design and is therefore in keeping with the existing flat roof addition at the property. There would be no concerns with this design in this case. Materials are to match existing, although grey aluminium windows and doors are proposed in the new addition. This is considered to be acceptable. The extension relates to the host property in form and scale and is subservient.

Residential amenity

Due to the bungalow being at the end of the cul-de-sac the only property to be affected in this case is no. 7 the attached semi detached bungalow. This has a rear extension with a hipped roof adjacent to the boundary with the application site. The proposed extension although higher than the eaves of the adjacent extension; will be no deeper. There is not considered to be any adverse impact in this case or loss of light.

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: Hannah Barker Date: 17th April 2018

Authorised by: Peter Barnett Date: 17 April 2018