Development Management - Delegated Officer Report

Application Number: AWDM/0591/17 Recommendation – Approve

Site: 8 Amberley Close, Shoreham-By-Sea

Proposal: Single-storey extension to south elevation.

Date of site visit: 11 May 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling within a cul-de-sac. It is proposed to construct a single storey extension at the side of the dwelling, projecting beyond the rear wall and lining up with the porch at the front. It will measure 13m long, 2.6m wide and 3.2m high with a pitched roof.

Relevant site history

None

Consultations

West Sussex County Council: The **Archaeologist** advises that no action is necessary.

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 extension is single storey and not particularly intrusive in the street scene given the set back of the house in the cul-de-sac. It will be constructed up to the boundary with No.7 but its single storey nature will ensure that no terracing effect arises. The extension will come forward of the main front wall of the house to line up with the existing porch. While extensions should normally be set back from the front to make them subservient, in this case it is not considered that the extension is unduly dominant and its appearance is acceptable. Some of the houses in the Close have front garage extensions and it is not considered that this proposal will be out of character.

Residential amenity

While being built up to the boundary with No.7, that house is separated from the extension by its driveway. There are two windows in the side wall of No.7 facing the site but one of those is obscure glazed and the other is a secondary kitchen window. The modest scale of the extension will ensure that there is no loss of amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows

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: 19 May 2017

Authorised by: Gary Peck Date: 22 May 2017