Expiry Date – 9/4

Development Control – Delegated Officer Report

Application Number: AWDM/0198/19 Recommendation – Grant

Site: 94 Beach Green, Shoreham

Proposal: Single storey rear extension, pergola removed.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 4.3

Site and Surroundings

Semi detached chalet bungalow on the north side of Beach Green. The property has a half width rear conservatory and a large rear dormer.

It is not in a conservation area and is not listed.

Proposal

Planning permission is sought to erect a 3.6 metre deep rear extension adjoining the boundary with No. 92, in place of a pergola. The extension is flat roofed to a height of 2.8 metres with two rooflights.

Relevant Planning History

AWDM/0423/13 – Replacement conservatory. Granted 22.5.13

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

The extension proposed is to a similar depth as a rear extension at No. 92. No. 96, to the west is the other side of the site's rear conservatory.

No neighbour harm will occur.

Character

This is a flat roofed rear extension typical of rear elevations.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 19.3.19
Authorised and signed by:	Peter Barnett	Date: 19 March 2019