Development Management - Delegated Officer Report

Application Number: AWDM/0357/21 Recommendation – APPROVE

Site: 87A Gordon Road, Shoreham-by-Sea, BN43 6WG

Proposal: Single storey rear extension

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located on the north side of Gordon Road in Shoreham and is a semi-detached property divided into 2no. flats. The site is triangular in shape, meaning the rear amenity area is reduced, but the side front area is enlarged. The site is located at the corner of Gordon Road and Rosslyn Avenue.

There are properties nearby of the same house types, who have undertaken extensions to their properties.

Proposal:

The application seeks permission to provide a single storey flat roof extension measuring approx. 7.5m wide x 3m deep x 3m high. No windows are shown in either of the side elevations, and the rear has a window and a set of fully glazed bifold doors.

Representations: None received

Consultations: None

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

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 surrounding area.

Visual & Residential Amenity

Being located to the rear, the extension will not be readily visible from the street scene, and because of its modest depth of 3m, if viewed it will not be overly dominant. Also, the depth of the extension, together with the fact that it will be offset front the mutual boundary will mean that it will not be overbearing onto the adjoining neighbours at no. 89.

Because of the layout of the rear gardens of neighbouring properties, it is not considered that the proposed rear extension will have any negative impacts on neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 21.04.2021

Authorised by: Peter Barnett Date: 21 April 2021