Expiry Date – 27/2

Development Control – Delegated Officer Report

Application Number: AWDM/0006/20 Recommendation – Grant

Site: 7 Erringham Road, Shoreham

Proposal: Proposed single-storey side extension.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 31/1

Site and Surroundings

This application relates to a 1930's semi detached two storey house on the west side of Erringham Road between Upper Shoreham Road and Adur Avenue. The house has been extended at single storey level, side and rear and in the roofspace, front and rear.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to add a modest single storey side extension to enlarge the hallway and a utility room.

The extension measures 1.4 metres in width by 4.58 metres in depth. An oak post enables the porch roof to be extended a further 1.45 metres in depth to create an open covered area. It has a hipped roof with an eaves height of 2.2 metres and a ridge height of 3.2 metres. The entire extension will sit off the northern boundary with 1 Adur Avenue by between 600mm and 661mm.

Relevant Planning History

SU/206/89 – Extension to roof and front and rear dormers. Granted 24.10.89

SU/275/04 – Single storey north side addition. Granted 4.2.05

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.

Character

The property is set back from the road by 10 metres. The extension is single storey with a traditional hipped roof. It maintains a 600mm gap to the side boundary. This pair of houses is already unbalanced by the various additions added to No. 7. Nos. 1 to 7 (odd) have added varying roof extensions. The property to the north is a chalet bungalow, No. 1 Adur Avenue, and addresses that road.

Modest in scale it is not considered that the extension will be out of keeping in the Erringham Road streetscene.

Neighbour amenity

The only neighbour directly affected by this proposal is No. 1, to the north. This property's main front wall lines through with the front wall of the existing side addition on the site. No. 1 has a bay window in its east facing wall closest to the shared boundary. The extension will be forward of this bay window by 4 metres. No. 1 is on slightly higher ground. This room has two east facing bay windows and windows in its north and south walls.

The extension will not be harmful to light or outlook from No.1's living room.

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: 7.2.20
Authorised and signed by:	Peter Barnett	Date: 10 February 2020