Expiry Date – 1/7 EOT agreed to 6/8

Development Control – Delegated Officer Report

Application Number: AWDM/0807/21 Recommendation – Grant

Site: 189 Upper Shoreham Road, Shoreham

Proposal: **Proposed part two storey/part single storey side extension plus hip to gable roof extension with side window in new gable, rear dormer with Juliet balcony.**

Neighbours checked: Y

Additional neighbour notifications: re-notification on revisions

Date of Site Visit: 24/6

Site and Surroundings

This application relates to a semi detached hipped roof two storey inter war house on the south side of the Upper Shoreham Road close to the junction with Hammy Lane. The property has a gated driveway on its east side with a shed behind the gate. No. 187 to the east has an adjoining driveway with recessed flat roofed garage. No.191 has been extended to the side with a two storey side extension with hipped roof.

The application site has been extended at ground floor rear.

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

Proposal

Planning permission is sought to add a two storey side extension with raised side gable and rear dormer with Juliet. The two storey extension will extend to the depth of the original rear wall and will sit off the east side boundary by 797mm. It is proposed to widen the existing ground floor rear extension behind the two storey extension to a matching depth of 2.6 metres with matching eaves and ridge heights (2.9m and 3.9m respectively).

Relevant Planning History

8/49 – Conservatory. Granted

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'.
WSCC Guidance on Parking at New Developments (Sept 2020).

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

DM Std 2 normally requires extensions to be subordinate to the main dwelling, set back from the front with a lower roof line and off shared boundaries by at least 1 metre. The adjoining semi (191) has had a two storey side extension in line with its main front wall. The proposed extension is set off the shared boundary with No. 187 by 797mm but is not recessed. No.187 has a flat roofed garage adjoining the proposal. It is not considered that the extension will result in a terracing effect and nor will it be out of keeping.

Rear dormers and hip to gable roof extensions are permitted development. There are examples of both in the street nearby, e.g. 185 and 175. The rear dormer is confined to the existing rear roof slope. The hip to gable will form part of the extended roof space. Given the separation distance to the side boundary this is considered to be acceptable.

Neighbour amenity

No. 187 has a landing and hall window in its main side wall. It has not been extended to the rear but the proposed ground floor rear extension will not extend more than 3.5 metres beyond their rear wall. Immediately beyond the shared boundary at 187 is a garage and not a habitable room.

The property has a rear garden at least 15 metres in depth. There is a rear dormer visible at 185. Rear dormers, including Juliet balconies, are a typical addition erected under permitted development

No significant neighbour harm will be caused by this proposal.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*

2. *3 years*
3. *Materials to Match*
4. *Side windows to be obscurely glazed and non opening below 1.7 metres*

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 27/7/21
Authorised and signed by:	Peter Barnett	Date: 27 July 2021