Development Management - Delegated Officer Report

Application Number: **AWDM/0057/17**

Recommendation – Approve

Site: 35 The Avenue

Proposal: Front entrance porch to south elevation and two-storey rear extension to north elevation

Date of site visit: 14.3.17
Neighbours checked: Y

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application site relates to a detached bungalow in an outer suburb of Shoreham.

The proposal is for a single storey front extension and a gabled two-storey rear extension (which would measure (at max) 5.7 metres in height, 2 metres in length, and 7.8 metres in width)

Relevant site history
AWDM/0523/13
West side extension with accommodation in roofspace, front dormer and hip to gable roof extensions at rear and east side
Application Permitted 09.09.2013

AWDM/0013/14
Addition of front gable to extensions previously approved under AWDM/0523/13 (west side extension with accommodation in roof space, front dormer and hip to gable roof extensions at rear and east side)
Application Permitted 31.01.2014

Consultations
WSCC Archaeologist: The proposed rear extension to the north of 35, The Avenue is essentially in-filling a corner of two areas of existing extension to the north of the house. Taken into consideration previous ground disturbance and the modest size of the proposed extension and front porch I believe that these works can be treated as de minimis and do not require any archaeological investigation. Furthermore, there are no known archaeological sites or reported discoveries in the immediate vicinity of the application site. No further action on archaeological grounds required.

Representations
None

Relevant Planning Policies
National Planning Policy Framework
Saved Local Plan policies: AH7, AG1

Emerging Local Plan policies: 2, 11, 15

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Residential amenity

The neighbours principally impacted upon by this development are those to the rear and either side (the remainder are sufficiently removed to avoid adverse harm – including by way of overlooking directed toward the public street).

Neighbour to rear

Even accounting for the introduction of first floor glazing, the distance to the neighbouring building is sufficient to avoid the potential for intrusive overlooking and unacceptable loss of privacy.

Neighbour to west

The rear extension is sufficiently removed from this neighbouring building to avoid adverse overbearing and overshadowing. The front extension is single storey but equally sufficiently distant from the neighbouring building to avoid harm.

The front extension would overlook the public street. Overlooking from first floor rear window would be oblique rather than direct and the west facing roof light can be made obscured, thereby negating the potential for invasive overlooking and unacceptable loss of privacy.

Neighbour to east

The front extension is sufficiently distant to this neighbouring building to avoid harm. Some loss of outlook and light would result from the rear extension. However the rear extension is shallow with low eaves. The roof slope is angled away from the neighbouring building. This means adverse overbearing and overshadowing would be avoided.

The front extension would overlook the public street. No windows exist in the neighbour's west facing roof slope. Overlooking from first floor rear window would be oblique rather than direct and the east facing roof light can be made obscured, thereby negating the potential for invasive overlooking and unacceptable loss of privacy.

Visual amenity

The extensions are of a domestic scale and sympathetic form to the host building (the change in roof shape and form and front gabled extension benefit already from earlier permissions). Exterior materials and finishes would match.

The front extension is open sided so would not appear as a substantial protrusion on the host dwelling frontage nor would it appear obtrusive in the street scene for that same reason.

The rear extension would not be readily visible from the street.

Recommendation

Approve

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Exterior materials/finishes to match
4. Side roof lights to be obscured glazing
5. Notwithstanding “pd” no further windows/openings above eaves height

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.

Case Officer:	Matthew Porter	Date: 29-3-2017
Authorised by:	Peter Barnett	Date: 29 March 2017