Expiry Date : 17th June 2022

Development Management – Delegated Officer Report

Application Number: AWDM/0397/22 Recommendation – APPROVE

Site: 25 Upper Kingston Lane – Shoreham-by-sea West Sussex.

Proposal: Part single, part two storey rear extension.

Date of site visit: Up to date Google Street view and mapping used to assess proposal.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

- **Property Type:** 2 storey semi-detached dwelling
- **Character:** residential
- **Site Levels:** flat

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

The application proposes:

- Removal of a conservatory and erection of a partial single storey and two storey addition.
- The single storey extension would extend 1m beyond the footprint of the previous conservatory and measure the width of the dwelling house.
- The two storey element would measure 4.09m depth and would be set some 2.4m from the shared boundary with no.23
- The two storey element would allow for a third bedroom
- The extension would be finished in render

Relevant Planning History:

None relevant

Consultations:

None required

Representations:
None received

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Relevant Planning Policies

- Adur Local Plan 2017 Policy 15
- 'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
- National Planning Policy Framework (July 2021)
- WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The main extension is to the rear of the property.

The proposal is subsidiary in form and scale and would be finished in materials to match the existing building.

There would be no adverse impact on the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity

The scheme has been designed so it would have no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application. There is a very similar extension on the attached property.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Prescribed Materials
4. No windows in side elevation of extension

Informative

The Local Planning Authority has acted positively and proactively without amendment 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.

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

Case Officer:	Stuart Corbey	Date: 15/06/2022
Authorised by:	Peter Barnett	Date: 15 June 2022