Development Management - Delegated Officer Report

Application Number: AWDM/2322/21 Recommendation – Approve

Site: 15 Buckingham Mews, Shoreham-by-sea

Proposal: Proposed single storey infill extension to front elevation.

Date of site visit: Seen previously in connection with NOTICE/0018/20

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a mid terrace house. It is set back and at a lower level from its neighbour to the north and has a flat roofed garage which projects from the front elevation to be level with the front of the house to the north. Its neighbour to the south has a similar front projection, as do all four houses in the terrace.

It is proposed to construct a single storey extension adjacent to the garage to infill the space between the garage at No.15 and the neighbouring garage to the south. A new shallow pitched roof will be constructed across the frontage of the property, including over the existing garage. It is proposed to be a green, living roof. A new garage door with pedestrian entrance door is also proposed.

Relevant Planning History

NOTICE/0018/20 - Householder application for permitted development for prior approval for enlargement of a dwellinghouse by construction of an additional storey to a height of 2.6m above the existing ridge.

Consultations

None

Representations

None received

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

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension will not be in keeping with the terracebut the house itself will also be out of keeping should the applicant decide to implement their recent prior approval for an upward extension. Even if carried out without the upward extension, this small infill, while altering the current pattern of development within the terrace, is not considered to be so harmful as to warrant refusal.

Residential amenity

The infill extension will not cause any harm to neighbouring residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

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

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.

Case Officer: Peter Barnett Date: 28 January 2022

Authorised by: Gary Peck Date: 28 January 2022