Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0352/15

Site: **246 Old Shoreham Road Southwick Brighton**

Proposal: **Two-storey extension to east side elevation**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a two storey side extension to measure 7.5 metres in height, 5.3 metres in length, and 3 metres in width.

The application property is a semi-detached two-storey dwellinghouse on a corner plot. The surrounding area is an outer suburb of Southwick, residential in its character.

Relevant Planning History
None

Consultations
None

Representations
None

Relevant Planning Policies and Guidance

National Planning Policy Framework
Adur Local Plan (saved policies): AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

The scale of the proposed development is appropriately subservient to the main house. Its recognisable original form and scale is retained.

In addition, its external materials and finishes would match that of the main house. This is also the case with its windows, roof openings, and doors as these would be of a similar style to the fenestration of the main house.

No visually harmful terracing effect would arise because there is substantial distance to the immediate neighbouring building to the east.

No visual harm would arise from it.

Residential amenity

The proposed extension is physically removed from its neighbours so as to avoid undue harm by way of overshadowing and overbearing impacts. Intrusive overlooking would be avoided given the position of the extension in relation to windows of neighbouring buildings and the distances involved.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Exterior materials/finishes 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? N

Case Officer signed: Matthew Porter Date: 29-04-2015

Authorised and signed by: Peter Barnett Date: 29 April 2015