Expiry Date – 4/6, EOT to 14/6

Development Control – Delegated Officer Report

Application Number: AWDM/0586/19 Recommendation – Grant

Site: 3 The Driveway, Shoreham

Proposal: First floor rear/side extension to South/West elevation

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 12/6

Site and Surroundings

This application relates to an inter war semi detached house on the west side of The Driveway, close to the junction with the Upper Shoreham Road. The property is unextended apart from a uPVC rear conservatory.

As built these semi detached houses have a recessed two storey side extension with very shallow mono pitched roof.

The property is not in a conservation area and is not listed.

Proposal

Permission is sought to add a first floor extension to the rear of the two storey side extension over the kitchen area. The extension is small at only 2.65 metres in depth and 1.8 metres wide. It has a hipped roof with a matching eaves line and ridge 1200mm higher, 6.4 metres in height overall.

Relevant Planning History

None.

Consultations

None underatken.

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'.

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.

Neighbour amenity.

This extension adjoins the boundary with No.1. It will not be visible from No. 5. No. 1 has secondary side living room and bedroom windows in its side wall which face the extension. Both these rooms also have rear windows. Both properties are set off the boundary by 1 metre. These secondary windows will still receive some light but as these rooms are also lit from the rear and have a main rear outlook it is not considered significant harm will occur.

Character

The extension will be visible from the road over the roof of the original side extension. However, it is set back from the road by 14 metres and will only be apparent directly in front of the property due to the narrow gap between the nos. 1 and 3 and frontage planting. Otherwise the new roof form is a traditional roof form.

No significant harm to character will occur.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. No side windows

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? No.

Case Officer signed: MOK Date: 13.6.19

Authorised and signed by: Peter Barnett Date: 13 June 2019