Expiry Date – 14/1

Development Control – Delegated Officer Report

Application Number: AWDM/1733/18 Recommendation – Grant

Site: 25 Hawkins Road, Shoreham

Proposal: Enlargement of existing single storey rear extension, including provision of revised roof design, alteration and enlargement of raised decked area with privacy screens to East and West of decked area

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 11.1

Site and Surroundings

This application relates to a semi detached chalet bungalow on the south side of Hawkins Road. The property has a large rear dormer, smaller front dormer, and half width single storey rear extension.

Land slopes up from the west and down south into the rear garden. There is an existing wrap around raised deck area to the side and rear of an existing half width rear extension. This deck area is enclosed by fencing inside both boundaries.

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

Proposal

Planning permission is sought to extend the existing extension in length by 2.4 metres parallel with the boundary with No. 243. On the opposite side it will extend off the main rear wall by 6 metres, enveloping the existing extension. There is a 6 metre deep rear extension at No. 27 built in the last 12 months.

A new roof over the entirety is proposed with a single rooflight. With the difference in garden level the eaves height, matching the existing bungalow, is at 2.7 metres and the mock pitched roof is at 3.75 metres.

Beyond the extension is a raised deck area 70mm above ground with 2 metre high fencing either side off both boundaries.

Relevant Planning History

None.

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
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

No. 23, to the north east has a conservatory extension and deck area adjoining the shared boundary. The conservatory is 1 metre less deep than the existing extension on site. The decking is enclosed by a fence on the common boundary that in total is 2.65 metres in height from the ground level on site.

The proposed extension will extend 3.5 metres deeper than the conservatory at 23 and from their deck area will have a maximum height of approximately 3.3 metres to ridge.

No. 27, to the south west has extended to the rear under permitted development by 6 metres. Both properties have side passages and the extensions are at least 2 metres apart. With the angled arrangement this is more like 2.7 metres on average. No. 27 does have a few obscure glazed side windows. It is also on lower ground with a difference in level of approximately 1 metre.

The extension will not extend beyond the rear wall of the extension at 27 and so will not interfere with their main light source or outlook. It will also not overwhelm or be overbearing as a result.

The raised deck area beyond is shown to be 700mm above garden level. It does not extend to both boundaries but is 5 metres deep. It is to have 2 metre high privacy screens either side, effectively 2.7 metres in height and replicating the existing arrangement. On the boundary with No. 23 the existing fencing is 2.65 metres high and so the proposed screen will be invisible from No.23. The fencing on the boundary with No. 27 is typical panel fencing 1.8/2 metres in height. The privacy screen proposed will be visible from No. 27 but is not on the boundary and is due north.

It is not considered the privacy screen will be harmful to neighbour amenity.

Given the difference in ground level the side windows proposed will enable the side passage and windows at 27 to be seen. It is considered appropriate to require these windows to be obscurely glazed and non opening below 1.7 metres from finished floor level.

Character

No. 27 has a 6 metre deep extension and there is a raised deck area and high fence at 23. The development will not be out of character.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. Side windows obsc/non-opening below 1.7 metres
5. No new 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: 11/1/19
Authorised and signed by:	Peter Barnett	Date: 11 January 2019