Development Control – Delegated Officer Report

Application Number: AWDM/0841/15 Recommendation – APPROVE

Site: 13 Victoria Road, Shoreham-By-Sea, West Sussex

Proposal: Single Storey rear extension to north elevation.

Date of site visit: 21.07.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a two-storey semi-detached dwelling within a street of similar properties. The house is accessed from Victoria Road and is sited within a row of properties which form a cul-de-sac to the west of the main Victoria Road. There is an existing rear single storey projection which appears to be original. This building is to be removed to allow a hipped roof gable roof extension to be built. The extension is to be 4.9 metres deep and is proposed to cover the whole width of the dwelling. An open plan kitchen /dining room is proposed, the maximum height to the ridge is 3.7 metres.

Consultations: - Southern Water: -

It appears that the developer is intending to build close to a public sewer. The conditions associated with the build close to a sewer are contained in Southern Water guidance notes which are available at www.southernwater.co.uk. A formal application to build close to the sewer will be required to be submitted by the applicant.

Should any sewer be found during construction works an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water. Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

“A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Representations:

One letter of representation has been received from the owner of the attached dwelling no. 15 Victoria Road identifying the following concerns: -

Lack of light in the centre of ground floor, garden, cast shadow
The extension will dominate next to patio have a high overbearing and oppressive impact upon the enjoyment of our patio and rear room. Impact upon visual amenity from rear ground floor room and patio.
Our rear window is 1.1 metres from the east corner of our extension.
A 45 degree angle of view from adjacent rear windows would be breached by the extension, to meet the standard the extension would need to be reduced or away from the boundary.
Development Control Standard No. 3 states that single storey extensions abutting a boundary should be no deeper than 3.5 metres. The original projections are 2.9 metres.
Most other extensions within the area are limited to 3 metres. Some are larger however these are not abutting a common boundary.
No objection to 3 metre extension.
Would not object to larger extension if the rear most part was constructed at a suitable pitch and distance to reduce the impact.
Concern over access for maintenance and rain water drainage. Gutters overhanging.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house.

Visual amenity

The extension is to the rear of the dwelling and is therefore not visible within the street scene. It is a large extension being 4.9 metres in depth, yet on balance, in relation to the depth of the plot and long rear garden it is not considered to be visually detrimental to the character and appearance of the existing building. The increased depth beyond that of the existing 2.9 metre original projection is noted however this increase does not warrant a refusal in this case, purely in terms of character and scale.

Residential amenity

The main issue is that of residential amenity and the impact of the proposed extension upon the residential amenities of the occupiers of the attached dwelling

no. 15 Victoria Road. As existing this dwelling has a rear flat roof addition 2.9 metres in depth built up to the boundary. The proposed extension will extend an additional 2 metres beyond this extension. Consideration must therefore be given to the impact of the additional 2 metres of extension adjacent to the boundary. The owners of the adjacent dwelling have submitted objections to the proposal as set out above.

It is considered that the impact of the proposed extension although acknowledged would not be significant to warrant a refusal in this case. The impact of the additional 2 metres would not significantly reduce the amount of light received to the rear of the adjacent north facing extended house. The comment with regard to the central part of the house becoming darker is noted however the receipt of light to that existing accommodation is already impacted by the extension built at no. 15 and any further loss of light arising from the additional 2 metre projection would not be significantly more harmful as to justify refusal.

Development Control Standard no. 3 refers to extensions of 3.5 metres adjacent to the boundary being acceptable in relation to residential amenity. The extension would be the equivalent of a 2 metre extension on the boundary in relation to loss of light and overbearing impact. Consideration must be given to the existing extension at no. 115 and that this screens the majority of the extension from the adjacent property.

The issues of the proximity of the side wall with the adjacent dwelling is not a planning matter and the applicant and the neighbour should discuss and resolve these matters prior to commencement of works. These issues may also relate to building control regulations and party wall legislation which must be resolved separate to this application which is purely for consideration on its planning merits alone.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Drawing no. 9529-1A – received 12th June 2015
   Location Plan : - received 12th June 2015
   Block Plan: - received 12th June 2015

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with saved policies of the AH7 of the Adur Local Plan.*

4. No windows or openings shall be formed in the side walls of the extension hereby permitted.

   Reason: - To protect the residential amenities of the occupiers of the adjacent dwelling and to accord with Policy AH7 of the Adur District Local Plan.

Informative

1. Proactive Statement – No Amendments

2. "A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

3. The applicant is advised that no part of the rear extension, including any part of the soffit, eaves or guttering, should overhang the site boundary.

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

Case Officer: Hannah Barker Date:4th August 2015

Authorised by: Jo Morin Date: 04.08.2015