Expiry Date - 17/12/2014

Development Control – Delegated Officer Report

Application Number: AWDM/1486/14 Recommendation – APPROVE

Site: 1 Hammy Close Shoreham-By-Sea West Sussex BN43 6BL

Proposal: Single-storey rear extension to replace existing conservatory

Date of site visit: 23.10.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow on the north side of the road. The dwelling has a rear conservatory, a front-facing doorway and a roof dormer. The property is set at a right angle to the dwellings on Hammy Lane to the west and the boundary on the west side with 90 Hammy Lane is enclosed by fences and vegetation. The garage of the property on this side also lies between the respective neighbouring dwellings. There is also a tall close-board fence between the plot and the neighbouring property to the east at 2 Hammy Close which unlike no. 1, has no north facing window in the corresponding part of its rear elevation.

The proposal is to remove the conservatory and replace it with a single-storey rear extension. It would be mono-pitch roofed and a maximum of 2.9m high, 6.7m wide, angled in to the west side and between 2.35m and 4.5m deep infilling the current indented return of the footprint on the east side of the rear of the dwelling. There would be no side windows but roof lights and rear/north facing patio doors. Materials would match the existing house. A new door will be inserted to the west side elevation served by steps with a pitched roof canopy above projecting 450mm and 1.8m wide x 2.9m high at the ridge.

Whilst no east side elevations have been provided, the drawings as submitted adequately show the form and composition of the proposed build for the purposes of objective planning assessment.

Relevant site history

AWDM/1487/14 - Lawful Development Certificate for proposed rear dormer with 'Juliet' balcony. Permitted.

Consultations None.

Representations None received.

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Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AH9 and Appendix 11 'Supplementary Planning Guidance' Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The upgrading of the housing stock is supported in principal.

Visual amenity

The extension would be mainly out of view from the front and would thereby not alter the street scene to any significant degree. The porch would be small and unobtrusive and otherwise permitted development at the size proposed. The build would harmonise adequately with the host dwelling and would be of modest height. Overall it is considered an acceptable form of addition.

Residential amenity

By reason of the extension's single-storey form and absence of side windows it will not harm the amenities of the occupiers of the neighbouring property to either side at nos. 90 and 2, by way of any significant loss of privacy. There would be no significant increased interception of light or loss of outlook given the absence of any north-facing window of the adjoining house on the other side of the boundary and as the rear of the adjoining dwellings faces north which restricts their natural light in any event. The proposed extension would be set on the boundary but would be single-storey and regard is had to the presence of the existing means of enclosure that already serves to reduce light.

Whilst the maximum depth of the addition exceeds the 3.5m normally required as a limit as set out within supplementary planning guidance as above referenced, regard is had to the particular immediate context as above described and to the current provisions for larger home extensions that allows additions up to 6m in depth in the absence of neighbour objections which latter situation applies in this instance.

The addition would be too distant from neighbouring property to the north and sufficiently obscured from their view as to lead to material harm to their occupiers' amenities.

Recommendation

APPROVE

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Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. No side apertures
4. Approved plans 1419/1, 1419/10, 1419/11, 1419/12 and 1419/13 received 22/10/14 and 1419/14 received 23/11/14.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: L Simmons Date: 20/11/14

Authorised by: J Morin Date: 15.12.2014