Development Control – Delegated Officer Report

Application Number: AWDM/0353/13 **Recommendation – Approve**

Site: **1 The Close, Shoreham-By-Sea, West Sussex**

Proposal: **Proposed side/rear single storey extension with rooflight (existing garage removed) with access ramps to front and rear**

Date of site visit: 17th April 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey detached dwelling in a cul-de-sac of dwellings of various style and ages. There is a driveway to the front and side of the dwelling with a landscaped front garden. There is a single, flat roof garage set back to the side of the dwelling. The rear garden is long with trees and vegetation on both sides enclosing the garden area. There is a wooden garden shed to the rear of the garage.

Permission is sought to demolish the existing garage and build a single storey extension to the rear and side of the existing dwelling. The extension includes front and rear access ramps as it is to provide sleeping, washing, entrance and circulation facilities for the applicant who is a wheelchair-user.

The extension is attached to the south side of the existing house, it is set back by 4.1 metres with a proposed ramp to the front. The main part of the extension is to the rear providing a bedroom and shower room, this part of the extension is 5.1 metres wide. The extension is 11.5 metres long and is adjacent to the boundary to the south. The extension is of flat roof design with a roof light.

Representations: 1 third party representation has been received from 26 Mill Lane: - “Although I am not against the proposal I am nervous about the size of the extension i.e. the height and length compared to the height of my garden which is much lower. The trees may be affected, concern over the finish of the extension it will be imposing and large when viewed from neighbouring property.”

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

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

As the extension is both to the side and rear of the dwelling it will be visible within the street scene. It is however considered that the set back of 4.1 metres will reduce its impact when viewed within the street scene. The flat roof design replicates that of the existing garage to be removed.

The replication of the vertical window is an attractive feature within the new extension and a condition is attached to ensure that the design and detailing of this window matches those within the host building. It is proposed that bricks will match existing to allow the extension to be in keeping with the existing building. The footprint and layout of the extension are required to allow the occupier's needs to be met with regards to manoeuvrability for wheel chair access. In the light of this need it is therefore considered that the extension is in keeping in size and scale with the existing dwelling and of acceptable design and appearance.

The rear part of the south site boundary adjoins the Shoreham Conservation Area. However, the proposed extension will be seen in the context of The Close and will not affect the setting of the Conservation Area.

Residential amenity

No. 3 the Close is adjacent to the application site to the north. The extension is to the southern side of the dwelling house and is therefore 5 metres from the boundary with no. 3. Although it is closer than the existing garage is it is at a distance which will not result in any significant impact with regards to loss of light or overbearing impact. The proposed shower room and bedroom windows face toward the boundary with no. 3. However there is a close boarded boundary fence with vegetation above which offers screening and as such it is considered privacy will not be adversely affected.

To the south of the site are the rear boundaries of no. 26 and 24 Mill Lane semi detached two storey dwellings. There is a 1.8 metre fence along the side boundary of the application site which forms the rear boundaries of nos. 24 and 26. A representation has been received from the owner/occupiers of no. 26 Mill Lane concerned as to the height and length of the extension along this boundary and that there is a change in levels between the site and the adjacent rear garden.

It is accepted that the adjacent garden is slightly lower and that the flat roof extension will be visible above the fence however it will be at a distance of approximately 14 metres from the rear of the dwelling house. There will be no loss of light or overbearing impact to the internal living accommodation as a result of the extension. The expanse of wall and flat roof that will be visible

above the fence is unfortunate however, on balance and taking into consideration the need for the proposed extension, and the on-site constraints with limited scope for an alternative, it not considered that a refusal would be warranted in this case.

There is unlikely to be any loss of vegetation outside of the site and additional planting could be carried out at the rear of no. 26 to further screen the extension. There would also be the possibility of raising the height of the fence to 2 metres as up to this height would be permitted development.

Recommendation

APPROVE for the reason:-

The proposed development would meet the particular housing needs of the applicant and can take place without harm to the built environment and without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing
3. The vertical window to the front elevation of the extension hereby approved shall be detailed to match the existing vertical window adjacent to the original front door. This is to include the position of the glazing bars, cills and window headers.
4. Approval Plans

Informatives

1. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

2. 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 letter(s) of representation? Y

Case Officer: Hannah Barker Date: 21st May 2013

Authorised by: Jo Morin Date: 21 May 2013