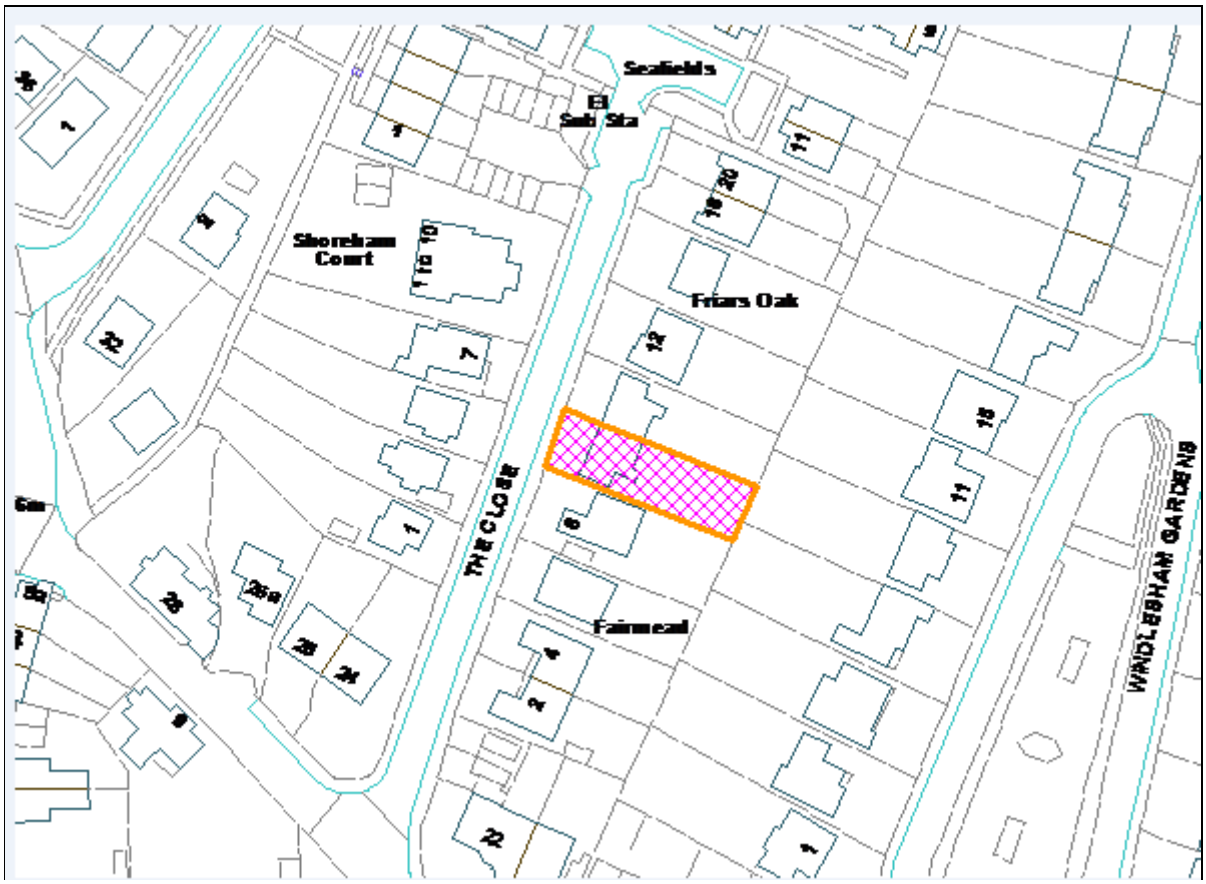
Application Number: AWDM/0173/16 Recommendation – APPROVE

Site: 8 The Close Shoreham-By-Sea West Sussex BN43 5AH

Proposal: Single storey sun room to be added to existing rear extension on east elevation

Applicant: Mr Martin Randall Ward: St. Nicolas
Case Officer: Hannah Barker



Not to Scale

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Proposal, Site and Surroundings

The application relates to a semi-detached two-storey dwelling within a street of properties of various styles and appearance. The attached dwelling has a fully hipped roof and an attached single storey flat roof garage extension to the side. The property, the subject of this application, has previously been extended and altered with a single storey wrap-around side and rear extension (SU/76/91/TP refers) and rooms in the roof with a part-hipped side gable (SU/69/04/TP refers). There is also a two storey flat-roofed side extension which incorporates a ground floor integral garage and bedroom above, dating from the early 1960s.

Permission was granted in 2012 to extend the property at ground floor to the front, convert the existing garage to a study and add a rear glazed porch/conservatory (AWDM/0874/12 refers). A Non Material Amendment was subsequently approved for alterations to the approved scheme (AWDM/0988/13 refers). The front extension has since been completed with the rear conservatory omitted.

The current application seeks consent for a single storey sun room at the rear. It would be 1.9 metres in depth and 3.2 metres wide with a flat roof 2.7 metres high plus a roof lantern (3.2 metres high maximum). The submitted plans also show the removal of an existing polycarbonate-glazed roof within the existing rear addition and replacement with a roof lantern, increasing the overall height of this part of the building from 2.8 metres to 3.4 metres.

The application is referred to Planning Committee as the applicant is a member of staff.

Representations

No third party representations have been received.

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)

The Committee should consider the planning application in accordance with Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

There is no objection in principle to the proposed rear extension subject to consideration of the impact on the character and appearance of the existing dwelling and street scene and impact on residential amenity.

Visual amenity

The proposed sun-room is very modest in scale, and would be set well in from the side boundaries of the property, by approximately 3.5 metres on either side. The existing building is rendered and it is proposed that the sun room will be rendered to match existing. Its visual impact in relation to the existing building is acceptable, it

will appear subservient to the main dwelling and despite it being attached to an existing rear extension would not represent an over-development.

The proposed extension is to the rear of the building and will not be visible within the street scene.

Residential amenity

The main properties affected are No. 6 The Close, a detached bungalow to the south and No. 10, the attached two-storey dwelling to the north. As stated above the proposed sun room is limited in depth at 1.9 metres and set in from the boundaries of the neighbouring dwellings on either side. It will not result in any significant loss of light, overbearing impact or loss of privacy. The submitted drawings show a large window in both the north and south side elevations of the sun room. However, the distance to the boundaries and close-boarded fencing will minimise any potential for unneighbourly overlooking.

The part-implemented permission granted under AWDM/0874/12 remains extant such that the modest-sized conservatory approved under that permission could still be implemented and would adjoin the south side of the proposed sun room. The cumulative impact would not result in any harm either to the visual amenity of the dwelling or the occupiers of the bungalow to the south which is set further back (east) into its plot than No. 8.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Permission relates to approved plans