Development Control – Delegated Officer Report

Application Number: AWDM/0148/20 **Recommendation APPROVE**

Site: **1 Farm Way, Southwick, BN42 4NU**

Proposal: **Demolition of existing single storey projection and construction of part two storey and part single storey rear extension and single storey side extension**

Date of site visit: 25.02.2020

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a semi-detached, two storey dwelling with existing single storey rear extension. The dwelling is situated on a corner site, with Farm Way to the front of the dwelling (west) and Manor Hall Road to the side (north). The rear garden has been foreshortened by some 18m and thereby leaves the rear garden much reduced. Indeed the depth remaining before the cut off, as measured from the back of the unextended part of the dwelling, is only some 7m. But because the site is at the end of the terrace run, it has a wider side and rear garden.

The dwelling appears to be in HMO use, and the agent has confirmed this.

Its direct neighbour no. 3 Farm Way, has a large double garage situated at the end of there garden, which foreshortens their garden, but not as much as the application site. No. 3 also has various rear extensions such as a single storey; a two storey; and rear dormer extensions

Proposal

The application seeks permission to remove the existing rear single storey extensions and replace with a single storey wraparound flat roof extension across the rear of the property and to the side of the property.

The application also includes a first floor hipped roof extension situated on the outside rear corner of the dwelling, and positioned on top of the proposed single storey extension.

The dimensions of the flat roof single storey wraparound extension measures just over 7.9m wide x 4m deep to the rear of the house x 2m deep on the side of the house x approx. 2.9m high.

The first floor extension measure 3m wide x 2.9m deep x 3.7m high to the ridge (The overall height of this extension, including the ground floor will be approx. 6.6m).

The accommodation will provide:-

Ground floor ~ 3no. bedrooms 2no. being with en-suite shower rooms; Open plan Kitchen/Lounge/Dining room.

First floor ~ 3no. bedrooms; 1no. bathroom

Relevant Planning History:

AWDM/0906/16 Retention of change of use of land to east for vehicle parking and storage (no commercial activity) with use of existing access from east (retrospective).
Refused 22.11.2016
Appeal dismissed 11.05.2017

Consultations:

Fire Safety Advisor:
Fire safety measures need to be considered for this application such as:-

- Confirm the level of fire detection proposed for this application.
- All final exit doors must be fitted with appropriate quick release mechanisms.
- The rear bedrooms on the ground floor are inner rooms and require either a protected escape route or be fitted with appropriate escape windows or doors.
- The first floor bedrooms are missing FD30 fire doors.
- Door 726 should be a FD30s fire door fitted with intumescent strips, cold smoke seals, three fire rated hinges and a self-closing mechanism.
- Confirm the level of fire resistance for the compartment walls, floors and ceilings

Private Sector Housing:
Our records indicate that this property is a house in multiple occupation (HMO) but we have not inspected it to date. It is not licensed for that use and we have received no application. Looking at the proposed plans it seems highly plausible that this property will be an HMO going forward, and although the layout appears fine I believe the architect has underestimated the fire safety provisions required. I have not been contacted by anyone in connection with this property so have no more info at the moment.

Representations: None received

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)

National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a single storey wraparound extension with a first floor extension over.

The key concerns are the effects on the existing and residential properties, together with the visual amenities of the locality

Visual Amenity

The locality appears to be a mixed use area. Directly behind the property is a Bespoke Furniture maker within a large commercial building; and there is an electricity pylon close by with associated electric cables running over/near to the houses; there is a vehicular access to the rear of the properties which provides access to neighbouring properties for their rear garages. However, the main use within the area appears to be residential.

The proposed extension will be very similar to the existing extensions at no. 3 Farm Way; because the application site has the benefit of a wide piece of land to the side of the dwelling of approx. 5.5m in width x approx. 20m in length, it allows the side extension, being part of a wraparound extension to be absorbed within the garden area without it resulting in a cramped form of development.

The property appears to be in use as an HMO, and even with the extension, will continue as an HMO. The bedroom numbers are 6, which means that there could be 6no. persons living together as a family unit; providing they are sharing the kitchen and living area, thereby planning permission will not be required for these numbers.

The first floor extension which sits on top of the flat roof single storey extension is also sited away from its adjoining neighbour no.3 by approx. 3m.

No. 1 has a foreshortened garden, and the proposal is some 4m in depth behind the house, which will leave approx.6m of garden behind the extension, which is being extended in depth by 0.6m. As the garden has a greater width and side garden area, there will be adequate garden land remaining to provide suitable amenity area for the occupants.

Residential Amenity

The properties that could be affected by the proposed extension would be No. 3 Farm Way, but as the extension is not dissimilar to No. 3 and care has been taken to keep the two storey section away from Nno. 3, it is not considered that the proposal would result in unacceptable harm onto that property.

Other properties are sited over 20m distant, it is not considered that the development would result in an unacceptable impact onto those properties either.

NB: It should be noted that the use of the property as an HMO is not being considered as part of the application as if 6no. or less planning permission not required, 6no. or more planning will be required and will therefore need to apply at that stage.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials to match
4. No windows in side wall facing no. 3

Informative

1. Approved following amendment
2. The application would require fire safety measures to be put in place before the extension permitted is occupied
3. The Private Sector Housing department must be contacted before the works take place regarding the layout of the rooms.

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

Case Officer: Eve Hearsey Date: 20.04.2020

Authorised by: Peter Barnett Date: 20 April 2020