Development Management - Delegated Officer Report

Application Number: 0074/12 Recommendation – Approve

Site: 3 Oldfield Crescent Southwick

Proposal: Construction of single storey rear extensions to rear elevation

Date of site visit: 26 January 2012

Neighbours checked: Y

Proposal, Site and Surroundings
The site comprises a 1930s detached house on the south side of Oldfield Crescent. This is a two storey dwelling with accommodation within the roofspace. The area is predominantly residential consisting mainly of detached and semi detached two storey houses in a variety of designs in the immediate locality.

Permission is sought for a single storey extension to the main rear wall and to the rear of the existing garage with a central lean-to loggia connecting the two elements.

A 2.9 metre deep extension would be constructed at the western end of the rear elevation, continuing the line of the existing side (west) wall. This part of the extension would have a pitched roof up to 3.9 metres in height and with an eaves level of 2.3 metres. The lean-to loggia would continue a similar eaves level and connect to the extension proposed to the rear of the garage. This would have a flat roof measuring 2.45 metres in height with a parapet to the rear and west side.

Matching materials are proposed.

Relevant site history
None relevant

Consultations
Adur and Worthing Councils: *Environmental Health have recommended a contamination precautionary condition*

Representations
None

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’
PPS1 ‘Delivering Sustainable Development (ODPM 2005)

Planning Assessment
The determining issues in this case relate to the impact of the development on neighbour amenity and to the visual impact of the development in relation to the site and surrounding character of the area.

Residential amenity
The extensions would be well separated from the western boundary and No. 5 to the west is also set away from this boundary and so there would be no significant impact to the occupiers of No. 5.

Therefore in terms of residential amenity, the main impact would be to the occupiers of No.1 to the east. No.1 projects beyond the rear wall of No. 3 and has a rear conservatory set in from their side wall. Having regard to the limited depth and height of the extension proposed and the relationship between this and the neighbouring property, it is considered that it would not pose any significant threat to residential amenity at this point. However, having regard to the proximity to the boundary, a condition to prevent any windows being installed without permission in the east wall is recommended.

Although this property has windows in its side wall facing the application site, they are not main windows to habitable accommodation (serving the toilet and a secondary window to the kitchen - there is a kitchen window on the front elevation). These windows are also set forward in the side elevation, and so due to the proximity of the existing building at No. 3, the position of the proposed extension in relation to these windows, and the depth of the proposed extension being limited to 1.4 metres at this side it would have no significant impact.

Visual amenity
No. 3 is individual in design in the immediate locality. The proposed extensions would be in keeping with the character of the recipient building and would not be readily visible in the street scene. As such it is considered that the proposed extension would not be harmful to the visual amenities of the site or its surroundings.

Recommendation
The proposed extension would not detract from the local environment and can take place 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:

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. No windows or other openings in east side wall of the extension
4. Permission relates to approved plans:
   Drawing No: AE01 Rev A Date Received: 2 February 2012

Informative:
Contamination precaution

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

Case Officer: Rebekah Smith Date: 15 March 2012

Authorised by: Jo Morin Date: 15 March 2012