Expiry Date - 22/05/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0409/12 **Recommendation – APPROVE**

Site: **16 Woodards View Shoreham-By-Sea West Sussex BN43 5LH**

Proposal: **Single-storey rear extension (existing conservatory to be demolished)**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey detached dwelling with a single garage attached to the side and conservatory extension to the rear. The street comprises of a mixture of building types. To the east (no. 18) is a detached bungalow and to the west (no. 14) is a large two storey detached dwelling house.

Permission is sought to demolish the existing conservatory and build a single storey brick and tile extension with sloping roof and velux roof lights. The extension will have a larger footprint than the existing conservatory and will abut the existing flat roof garage to the west. The extension is 4.9 metres wide, 4.4 metres deep with a maximum height of 3.5 metres.

Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

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 March 2012

Planning Assessment

Principle

Policy AH7 of the Local Plan states that extensions and alterations to dwellings should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Supplementary Planning Guidance is contained in DC Standard No. 3 'Extensions and Alterations to Dwellings.' This states amongst other things that the most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and street scene generally.

National Planning Policy Framework states that: Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Visual amenity

The extension is to the rear of the dwelling and is therefore not visible within the street scene. The extension is in keeping in design and scale with the existing building and materials will be conditioned to match existing.

Residential amenity

The main properties to be affected by the proposed extension are those either side. No. 18 the bungalow to the east is on slightly lower ground level and there are no side or rear windows to be affected by the proposed extension. There is a distance of 4.5 metres between the proposed extension and the boundary.

The main part of the extension will be screened from no. 14 to the west by the existing flat roof garage. Only the sloping roof will be visible as this exceeds the height of the garage. This is not considered to have any adverse impact due to the extension having a distance from the boundary of 3 metres.

The extension will not result in any loss of light, privacy or overbearing impact to the occupiers of the adjacent neighbouring dwellings.

Recommendation

APPROVE for the reason:-

The proposed development 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 policies of the Adur District Local Plan (AG1, AH7).

Subject to Conditions:-

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1. Standard time limit 3 years
2.Materials to match existing
3. The development hereby permitted shall be carried out in accordance with the following approved plans: -

Drawing no. P100-001 - received 27th March 2012
Drawing no. P100-111 - received 27th March 2012
Drawing no. P100-112 - received 27th March 2012
Drawing no. P100-211 - received 27th March 2012

Reason: For avoidance of doubt and in the interests of proper planning

Informatives
1. Precautionary contaminated land informative.

Is recommendation contrary to any representations? N

Case Officer signed: Hannah Barker Date: 19th April 2012

Authorised and signed by: [redacted] Date: 18/4/12