Development Control – Delegated Officer Report

Application Number: AWDM/1478/14 Recommendation – APPROVE

Site: 163 Greenacres, Shoreham

Proposal: Single storey side extension

Date of site visit: 10.11.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the southerly side of Greenacres and comprises an end of terrace brick built property, there is an existing single storey conservatory located to the rear. To the west of the application site there is a pathway which leads behind No.'s 160 to 163 to the garage compound to the east of this row of terrace properties. The area is predominantly residential in nature and the area is characterised by rows of terrace properties with garage compounds. The site is within a Flood Zone 2.

The proposal seeks planning permission for a single storey extension to the westerly side of the property. The proposed extension would measure 1.1 metres wide by 4.9 metres in length and 4.1 metres high. The walls of the extension would incorporate brown multi-stock brick to match the existing dwelling and the pitched roof of the extension would be tiled in plain brown roof tiles to match the existing property.

Consultations:

The Environment Agency has not wished to provide a comment and have referred Officers to their Flood Risk Standing Advice for householder applications.

Representations: None 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).

Planning Assessment

Principle

The principle of extending this existing dwelling house is acceptable subject to the proposed extension causing no adverse impact on the visual amenities of the area, the occupiers of neighbouring properties or flooding within the area.

Visual amenity

The proposed extension would be situated in the narrow space between the existing dwelling and 2 metre high close boarded fence which lines the southerly boundary of the site. The proposed extension would therefore comprise a relatively modest extension to the side of the existing property that would provide a cloak room, store room and W.C. The proposed extension would incorporate a total ridge height of 4.1 metres high and an eaves height of 2.1 metres. The pitched roof on the extension would mirror the higher pitched roof on the existing dwelling and matching materials would also be incorporated. It is therefore considered that the proposed extension would remain in keeping in terms of design and appearance with the existing dwelling house when viewed from road to the north or west and would not adversely impact the visual amenities of the area.

Residential amenity

The application site occupies an end of terrace location and therefore the neighbouring property to the west is orientated to face Greenacres to the west. The proposed extension would be positioned on the westerly side of the building and would be mostly screened to the westerly neighbouring dwelling by the neighbour's brick built flat roofed garage. It is therefore considered that the proposed extension would not cause any adverse impact on the private amenities of the westerly neighbouring occupier(s).

Flooding

The application site is located within a Flood Risk Zone 2 yet is not located within 20 metres of a main river and does not involve culverting or obstructing the flow of a river or stream. The Applicant has completed the relevant FRA Guidance form and has confirmed that the floor levels of the proposed extension would be set no lower than the existing floor level of the dwelling and flood proofing of the proposed extension would be incorporated where necessary. It is therefore considered unlikely that the proposed small extension would cause any harm to flooding in the local area.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit
2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Title: Location Plan, Received on 3rd November 2014.
Title: Block Plan, Received on 3rd November 2014.
Title: Existing Floor Plans, Drawing No. 15.10.14, Received on 3rd November 2014.
Title: Existing Elevations, Drawing No. 17.10.14, Received on 3rd November 2014.
Title: Proposed Floor Plans, Drawing No. 16.10.14, Received on 3rd November 2014.
Title: Proposed Elevations, Drawing No. 18.10.14, Received on 3rd November 2014.

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

3. The materials and finishes of the external walls and roofs of the extension hereby permitted shall match the materials on the existing dwelling house.

Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan 1993-2006.*

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Rebecca Tier Date: 18th December 2014

Authorised by: Jo Morin Date: 19.12.2014