Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a mid terraced dwelling on the north side of Brighton Road, opposite the lifeboat station. It has a conservatory at the rear which projects off a two storey outrigger at the back of the dwelling which shares a party wall with No.82 to the east. These rear outriggers are common features within this terrace.

It is proposed to remove the existing conservatory (which measures 3.1m deep, 3.7m wide and 2.5m high) and to construct a slightly larger extension with a higher lean-to roof and which will wrap around the outrigger and return towards the main house within a recess between nos. 84 and 86. The extension will measure 3.4m deep, 4m wide and 3.4m high. It will return along the side of the outrigger by 1.9m and will be within 0.7m of the boundary with no. 86. It will be constructed on the boundary with No.82.

Relevant Planning History

None

Consultations

Adur District Council: The Environmental Health Officer recommends the precautionary contaminated land informative

Representations

No third party representations received

Relevant Planning Policies and Guidance

Adur District Local Plan (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
The National Planning Policy Framework (2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extension is considered to have an acceptable appearance which respects the character of the host dwelling. It is not substantially different in scale to the extension to be removed and is considered to be acceptable in visual terms.

Residential amenity

The proposed extension will wrap around the rear of the dwelling and will have an impact on the attached dwelling to the west by way of its increased height and its proximity to the boundary. No. 86 has rear doors in the recess and side door and window at ground floor level facing towards the extension. These openings may suffer some loss of light as a result of the proposal. However, the extension does not fill the recess and still allows some sense of space between dwellings. The modest size of the extension would also be subsidiary to the two storey form of the outrigger and will not be unduly dominant or overbearing to its neighbour to the west. A window proposed in the west side of the extension is to be obscure glazed and fixed shut to prevent overlooking.

To the east, No.82 has a rear kitchen window on the boundary adjacent to the extension. The extension will have a higher roof and slightly deeper projection to the rear but it is not considered that the impact on No.82 will be harmful. Its depth will be within the 3.5m recommended in the Council's DC Standard. The roof of the extension is to be shallow with a mono pitch to a height of 3.4m, dropping to 2.5m. There is a 1.8m fence on the boundary currently. The extension is not considered to be harmful in terms of light or outlook for the occupiers of No.82.

Accessibility and parking

The proposal will not affect parking or access at the property.

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 saved policies of the Adur District Local Plan (AG1, AH7).

Subject to Conditions:-
1. Standard time limit
2. Materials to match existing
3. Side window to be obscure glazed and fixed shut
4. Approved Plans

Informatives
Precautionary contaminated land

Is recommendation contrary to any representations? N

Case Officer signed: Peter Barnett Date: 26 April 2012

Authorised and signed by: Jo Morin Date: 27 April 2012