Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0647/12

Site: **2 Oldfield Crescent Southwick, West Sussex**

Proposal: **Single storey rear extension and covered store on west elevation (conservatory removed)**

Date of site visit: 2/7/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached two storey dwelling house which is adjacent to the boundary of the Southwick Conservation area. Southwick Green is located to the east of the site. Permission was granted in 1993 for a two storey extension on the east side and rear of the dwelling house with a hipped roof over an existing flat roof side extension and a balcony at rear. There was also consent at this time for a conservatory to the rear.

Permission is sought to demolish the existing rear conservatory and to erect a single storey hipped roof brick and tile extension to provide a breakfast room and utility. The proposed extension is larger than the existing conservatory, 5.3 metres wide, 5.6 metres in depth and with a maximum height of 3.6 metres. Bi-folding doors are proposed onto the garden with windows on the side elevations. Roof lights are proposed in the three roof slopes with a flat roof light on the top of the extension.

Also proposed is a single storey store to the western side of the building. This is to be built within the existing wall which is sited within the boundary of the site and to adjoin the side elevation of the existing house. The wall is to be built up in brick to match on the western side. A flat felt roof is proposed with dummy pitched roof. The store is 2.4 metres wide with an up and over garage door to the front and rear and is 4.9 metres deep.

Consultations

Adur and Worthing Council: - The Environmental Health Officer has advised that an informative relating to potentially contaminated land should be attached to any permission granted.

Representations

Third Parties: - No third party representations have been 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’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

There is no objection in principle to the proposed rear extension and side store the relevant considerations are the effects on the character and appearance of the locality and existing building and the impact on residential amenity.

Visual amenity

The proposed rear extension would not be clearly visible within the street scene although it would be visible from oblique views down the side of the property. Due to the use of materials it would be more in keeping with the character and appearance of the existing building than the existing conservatory. The extension does extend beyond the side wall of the existing house by 1.2 metres. However due to the set back of 10 metres from the front of the house and the store roof offering some screening this is not considered to have any adverse impact on the character and appearance of the street scene or the existing building.

The proposed store is set back from the front elevation of the property by 1.5 metres, this structure will be subservient to the main dwelling and is therefore acceptable. The use of garage doors, brick and tiles to match will not be out of character with the street. No. 4 to the west has a flat roof garage with up and over door adjacent to the boundary of the site.

Residential amenity

Due to the position of both extensions being to the west of the site the main property to be affected by the proposal is no. 4 Oldfield Crescent. As stated above there is a flat roof garage attached to the eastern side of the dwelling which is set back to the side of the dwellinghouse. Therefore there is a distance of approximately 7 metres between the main house at no. 4 and the proposed rear extension at no.2, the application site. There is also vegetation along the boundary at no. 4 which would further screen the proposed extension. Due to the positioning of the houses the proposed store is set forward of the garage at no. 4 as is the existing house. The store is to be built adjacent to the boundary and the applicant’s agent has confirmed that there will be no gutter over hang or encroachment over the boundary with no. 4. The rear extension and side store will have no adverse impact on the residential amenities of the occupiers of the adjacent dwelling with regards to overlooking, loss of light or overbearing impact.

Other Matters

An informative has been attached relating to potentially contaminated land at the site. This is necessary to ensure that the LPA is informed of any contamination present and that this is dealt with satisfactorily.

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) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Permission relates to approved plans:
   Plans and elevations as proposed Option 3 Drawing no. 05 Rev A- received 25th July 2012
   Location and Block Plan Drawing 04 - received 28th May 2012

1. Contaminated land informative

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

Case Officer: Hannah Barker Date: 1st August 2012

Authorised by: P Devonport Date: 2nd August 2012