Development Management – Delegated Officer Report

Application Number: AWDM/0051/17 Recommendation – APPROVE

Site: 4 Cheal Close, Shoreham-By-Sea

Proposal: Single storey rear extension to replace existing conservatory.

Date of site visit: 13.02.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a semi-detached chalet bungalow within a cul de sac on Shoreham Beach. As existing there are rooms in the roof with dormers. There is a rear flat roof bedroom extension and glazed conservatory.

Consent is sought to replace the existing conservatory extension with a brick built extension with parapet roof and roof lanterns. Although the bedroom extension is to remain the flat roof with high facia is to be replaced with a parapet to match the proposed extension. The conservatory and bedroom are currently flush, the proposed extension is to extend further to the rear with the extension being 4.4 metres deep in total.

Consultations: ***Environmental Health – Contaminated Land –*** The precautionary condition and PFA informative are recommended.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension is to the rear of the dwelling and is therefore not visible within the street scene. It is slightly larger than the existing conservatory and the roof design of the existing bedroom extension is to be improved. The extension is in keeping in scale, form and design with the existing building and it is subservient to the main dwelling. The materials to be used will match existing.

Residential Amenity

The main properties to be affected by the proposed extension are those either side. The attached dwelling to the west no. 2 Cheal Close has an existing rear extension which is currently a similar depth to the existing conservatory. The proposed extension being greater in depth will extend beyond the adjacent extension. Yet this will not be to an extent to result in any loss of light or overbearing impact. Development Control Standards state that in cases such as this where dwellings are attached a single storey extension up to 3.5 metres could be permitted and be considered to not be detrimental to the amenities of the adjacent occupiers. In this case the projection beyond the adjacent extension will be significantly less therefore acceptable in terms of residential amenity.

To the east no. 6 Cheal Close is not attached. The existing rear bedroom extension is currently adjacent to the boundary. No 6 has a rear conservatory of gable roof design. The alterations to the roof design adjacent to the boundary will not have any detrimental impact. The parapet roof will be higher than the existing roof of the extension yet due to the limited depth of the extension and distance to the adjacent conservatory it is not considered that this will be significantly detrimental. The main extension will project beyond this yet the majority is screened from no. 6. This combined with the distance from the boundary will result in no adverse impact.

Environmental Health have advised that the precautionary condition relating to contaminated land and the PFA informative are recommended. In terms of the nature of this development these are attached as informatives.

Recommendation

APPROVE

1. Time limit
2. Materials to match
3. Approved plans

Informative

1. Proactive no amendments
2. PFA informative
3. Contaminated land

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

Case Officer: Hannah Barker Date: 13th February 2017

Authorised by: Jo Morin Date: 14.02.2017