Development Control – Delegated Officer Report

Application Number: AWDM/0649/17 Recommendation – APPROVE

Site: 36 Middle Road, Shoreham-by-Sea, BN43 6GA

Proposal: Single storey side and rear extension to south elevation

Date of site visit: 06.06.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a two storey middle of terrace dwelling, located on the south side of Middle Road in Shoreham-by-Sea. Opposite the site is a school and to the rear are allotments.

Proposal

Permission is sought for a single storey rear and side wrap around extension.

The side extension relates to the existing side recess area, and proposes to build up to and including the side wall boundary wall with no. 38 Middle Road, and will measure some 1.85m x 3.6m x 3.1m high. The side extension will join and be part of the rear extension

The rear extension proposes to be from side boundary to side boundary and will measure some 4.9m x 3.5m x 3.1m high. The rear extension will also have a protruding roof of approx. 650mm

Consultations:
Environmental Health: Precautionary contamination condition

Representations: Letter of support from 38 Middle Road, Shoreham-by-Sea.

I would like to give my support to the plans submitted by my neighbours at 36 Middle Road to extend the side and back of their property. I have seen the plans and have no objections.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan 2016: Policy 15
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
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.

Consultation Response

Given that the site is not within the logged contamination area and the buffer zone only covers a small part of the very rear section of the garden, there does not need to be a condition on any approval, an informative would be appropriate to inform the applicant of the potential risk.

Visual Amenity

The proposal seeks to infill the small rear side recess up to the boundary with its neighbouring property no. 38 and the extension will also go across the rear of the dwelling. The side section will provide a small utility room and a wc, whilst the rear will be off the existing kitchen and provide a modest garden room of internal dimensions of approx. 3.2m x 4.2m (13.44sq.m). It will have a flat roof, thereby keeping the height down to some 3m. There will be 3no. roof lanterns, one of which will be larger than the other 2no.

The extension is located wholly at the rear and would have no impact on the street-scene.

Residential Amenity

The only neighbouring properties that could be affected by the proposal, are no.'s 38 and 34, no 34 would only be concerned with the rear extension. The extension would have a depth of 3.5m onto the boundary with no. 34 and have a height of 3.2m. This height would be some 2.2m above the fence, and the extension will lie to the east of no. 34, thereby putting no. 34 in a little shade in the morning time. Development Control Standard no. 3, Extensions and Alterations to Dwellings' states:-

"The closer a rear extension is to the boundary of a neighbouring property the more likely it is to adversely affect that property, by way of overlooking or loss of daylight. On semidetached or terraced dwellings single-storey rear extensions which abut, or are within 1m of a common side boundary with an attached dwelling, should normally be no deeper than 3.5m. Whilst two-storey (or first-floor) rear extensions that are within 1m of a side boundary with an attached dwelling, should normally be no deeper than 2.0m, extensions abutting the boundary, will not normally be permitted."

The extension is 3.5m deep, and therefore abides by the Supplementary Planning Guidance, for both neighbouring properties.

The neighbouring property no. 38 has a glazed infill extension over their recess, and they have installed glazing in the side elevation, being higher than the existing boundary wall, and facing the application site. They also have a rear conservatory some 3.5m long

The side infill of the neighbours fits to their side of the boundary wall, and the proposed side infill for no. 36, would also be to the boundary wall. The side

elevation of the proposal would therefore cover the windows of the neighbours glazed side infill.

However, notwithstanding the above, having seen the plans, no. 38 has written in to state that they support the proposal.

With regard to the side infill and its possible affect onto no. 38, it is noted that they have an existing glazed infill. The Agent was contacted with a view to amending the proposal to indent the extension away from the boundary wall with no. 38, however, he was of the view that there remaining accommodation following a step back as suggested, would not be usable space and therefore was reluctant to amend the plans. He has also written in to point out that the clients are aware of the situation of reduced light entering into the dining room following the construction of the extension, but believe that the light coming in from the front together with light from the proposed roof lights and rear glazed doors would provide adequate light into the existing room

Further, the neighbour at no. 38 has written in to state that they had seen the plans and supported the proposal.

In view of both these facts, it is considered that the infill and rear extension will not result in unacceptable harm onto no. 38

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No windows etc. on side elevations facing no.'s 34 and 38

Informative

1. Approved without amendment
2. Precautionary contamination

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

Case Officer: Eve Hearsey Date: 14.06.2017

Authorised by: Jo Morin Date: 14.06.2017