Development Control – Delegated Officer Report

Application Number: AWDM/0908/15 Recommendation – APPROVE

Site: 6 Hill Farm Way, Southwick

Proposal: Single Storey extension to rear (south east) elevation.

Date of site visit: 7/07/15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached dwelling with rooms in the roof. In close proximity to the site are similar two-storey dwellings however the street mainly comprises of bungalows. As existing there is a parking area to the front and hard stand to the side of the dwelling leading to a single detached garage. To the rear of the dwelling is an existing pergola with a temporary roof.

Permission is sought for a single storey rear, flat roof extension, almost the full width of the rear elevation. Raised roof lights are proposed in the flat roof. The plans as originally submitted showed an extension 4 metres in depth, 5 metres wide and 2.9 metres high. The maximum height of the extension with the roof light is 3.4 metres. The extension will provide an extension to the existing kitchen, a downstairs W.C is also proposed with new side window which is shown to be obscurely glazed.

Amended plans have been received showing the depth of the extension reduced from 4 metres to 3.5 metres. This was following officer's advice, that the depth of the extension in close proximity to the boundary exceeded Development Control Standard no. 3 that states that extensions up to the boundary should be limited to 3.5 metres in depth.

Ground levels drop from north to south.

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

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house.

Visual amenity

The single storey flat roof extension is to the rear of the dwelling house. It is not visible from the street. It will replace an existing pergola with dilapidated roof which will be a visual improvement.

Residential amenity

Although the extension will be visible from dwellings to the rear of the site and to the south, the adjacent, attached semi, no. 8 is the main dwelling to be affected. This dwelling has an existing conservatory to the rear which is set away from the boundary with the application site. With the proposed extension and the existing conservatory the existing dining room window at the adjacent dwelling no. 8 will be recessed. This was considered when seeking amended plans that the reduction to 3.5 metres would improve this impact. It was considered, on balance that with this reduction and the fact that the existing conservatory is mainly glazed then any impact on the room served by this window would be limited. It also gains light from a southerly aspect and has dual aspect being a front to back lounge dining space (assuming that the floor plan is the same as the existing floor plans at the application site.)

The proposed side window serving the W.C is to be obscurely glazed and it is considered that with a top opening fan light this would not have any adverse impact on the residential amenities of the adjacent dwelling to the side. A condition is attached to ensure that this is the case.

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:-

   Drawing no. 15B-P01 Rev B - received 14th July 2015
   Drawing no. 15B-P02 Rev B - received 14th July 2015

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

3. The external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with saved policies of the AH7 of the Adur Local Plan.*

4. No side windows or openings within extension

   Reason: - In the interests of residential amenity and to accord with policy AH7 of the Adur District Local Plan.

5. The window in the existing side elevation serving the W.C hereby approved shall be permanently fitted with obscure glazing with a top opening fan light only.

   Reason: - In the interests of residential amenity and to accord with policy AH7 of the Adur district Local Plan.

Informative

1. Proactive Statement – revisions

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

Case Officer: Hannah Barker Date: 20th July 2015

Authorised by: Jo Morin Date: 20.07.2015