Development Control – Delegated Officer Report

Application Number: AWDM/0236/15 Recommendation – APPROVE

Site: 102 Downside Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension to replace existing conservatory

Date of site visit: 14.04.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the northern side of Downside near to the junction with Parkside and Truleigh Way. It is a detached bungalow with front and rear flat roof dormers. There is a driveway to the western side with double gates leading to a detached flat roof building. There is also as existing two flat roof rear additions leading from the existing rear kitchen, forming additional kitchen and dining space. The rear extensions as existing are at the same ground level as the rear of the bungalow and the outbuilding with raised patio directly to the rear and steps up leading to a rear lawn at a higher ground level as the ground level of the site increases to the north. The bungalows directly to the rear are at much higher ground level.

Permission is sought to remove the existing flat roof rear extensions. An open plan single storey extension is proposed which is wider than the existing extension expanding more than the full width of the bungalow however the depth is reduced from that existing. The extension has a maximum width of 9 metres and depth of 4.5 metres. It is to be rendered and with a tiled pitched roof with roof lights. Bifold doors are proposed to the rear and side. The pitched roof is to have a maximum height of 4 metres. There is a flat roof section to the eastern side (extending beyond the side elevation of the bungalow) up to 3.5 metres in height.

The plans show a proposed terrace to the rear of the extension infilling the lower ground level within the site of the existing extension. Also shown is the partial demolition of the existing outbuilding for the use as a garden room with double doors opening onto a proposed terrace.

The extension will produce an open plan kitchen, living, dining space. The plans also show the floor plan of the bungalow reconfigured.

Representations: 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’
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. The main issues for consideration are visual amenity and residential amenity.

Visual amenity

The extension is to the rear of the bungalow and is therefore on the whole screened from the street. The pitched roof however does protrude above the hipped roof of the bungalow and will be visible. However due to the set back of this element to the rear of the bungalow it is considered to be subservient and not detrimental to the street scene. Similarly the flat roof addition which extends beyond the side elevation to the eastern side of the bungalow will also be visible within the street scene. However the flat roof design and set back allow this addition to appear subordinate also. There are also other examples of similar flat roof additions to the side at adjacent bungalows.

It is considered that the large rear addition is acceptable with regards to visual amenity. It does not overly dominate the existing bungalow, the low ground level to the rear of the bungalow assists in its screening and subservience. Its visual impact within the street scene is limited and the reduction in footprint of the existing outbuilding is an improvement to the existing situation.

Residential amenity

The main dwellings to be affected by the proposed development are those bungalows either side, nos. 100 and 104 Downside. The bungalow to the rear overlooks the rear garden and the application site however due to the ground levels increasing to the north and the extension being set into the lower ground level then it is not considered that there will be any detrimental impact.

The proposed extension will be set in from the boundary to the west by 3 metres. This bungalow 104 Downside has an existing flat roof rear extension. The proposed extension will be closer to this boundary than the existing extension at the application site however it is not considered that this will result in any loss of light, privacy or overbearing impact. The reduction in footprint of the outbuilding which is adjacent to the boundary will be an improvement.

To the east is no. 100 Downside, there is an existing garage to the side adjacent to the boundary with the site. Beyond this is a single storey flat roof extension set well in from the boundary. The flat roof element of the proposed extension abuts this boundary with the main part of the extension set in by 1.1 metres. Due to the position

of the garage adjacent to the boundary distancing the proposed extension from the habitable living space at no. 100 it is not considered that there will be any adverse impact on the residential amenities of the occupiers of this property. There will be no significant loss of light, outlook or overbearing impact.

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. 3478.EXG.01 – received 20th February 2015
Drawing no. 3478.PL.01 – received 20th February 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. The outbuilding/garden room shown on the approved drawing shall only be used for purposes incidental to the enjoyment of the existing dwellinghouse and not for the purposes of primary living accommodation (bedroom, livingroom, diningroom or kitchen).

Reason: In the interests of residential amenity having regard to saved policies AH2 and AH7 of the Adur District Local Plan.

5. No windows in east side of extension

<u>Informative</u>

1. Proactive Statement – No Amendments

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

Case Officer: Hannah Barker Date: 14th April 2015

Authorised by: Jo Morin Date: 14.04.2015