Development Control – Delegated Officer Report

Application Number: AWDM/0804/17 Recommendation – APPROVE

Site: 17 St James Avenue, Shoreham-by-Sea, BN15 0NN

Proposal: Single storey front extension and single storey rea extension

Date of site visit: 23.06.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a currently empty bungalow on the rise of the Downs. At time of site visit there was evidence of work starting i.e. the rear garden has been stripped of trees, grass, and plants; the bungalow has scaffolding up and render is being chipped off. 'Google maps' show that the dwelling was colour washed rendered and the brickwork were also rendered, now it is generally half brick faced and half rendered.

The street is characterised by bungalows, many of which have been extended, they are a mix of brick and render, purely render, and all brick. The area is on downland; therefore the topography is such that the road rises to the north. The application site is a semi-detached bungalow, linked with no. 19 to the north.

There is a grassed strip of land between the application site and its neighbour to the south, no. 15 which is a shared drive.

Proposal

Permission is sought for a single storey front extension measuring approx.1.55m wide x 3.4m long x 3.3m high. It will have a hipped false pitch with a flat roof centre.

The main part of the application refers to a proposed rear single storey extension which will be 'L' shaped. The extension will be across the full width of the bungalow, but it will be of differing depths. The section nearest the existing bungalow will fill the original gap at the rear and come to approx. 250mm of the dividing wall with no. 19 it will have a depth of approx. 3.2m. The main section of the extension will be 6.8m wide x 5m in depth and will leave a gap of some 1.7m between its side and the boundary with no. 19

The extension will have a false pitched roof and will have a height of approx. 3.3m

Consultations: None undertaken

Representations: 2 letters from 19 St. James Avenue one objecting and one support

- Objection to the north rear wall being replace by a new wall which will be closer to my property which will reduce the light to my kitchen and lounge
- Neighbour and I have come to an agreement for him to extend the rear wall of his property no further than my boundary
- The extension to the rear of his property will go from where the present rear wall is.
- I have enclosed a plan to identify the agreement

Response to letter, the plan enclosed by the neighbour has been viewed and the drawing appears to accord with the most recently submitted plans.

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.

Visual Amenity

Part of the rear extension will be constructed across the full width of the rear of the property and the main section of the extension will run from the rear of the bungalow and be positioned some 1.2m from the boundary with no. 19 St James Avenue.

No. 19 has a side window in the existing bungalow and they have a conservatory also facing onto the application site. The section of the proposed extension which is set back within the former recess, will be approx. 250mm from the boundary with no. 19, and will be approx. 3.2m in length, it will then step away from the boundary with no. 19 by approx. 1.2m and will continue into the rear garden for approx. 5m. This section will go across the remaining width of the bungalow, that is approx. 6.8m wide.

The height of the extension, including the false pitch roof, will be some 3.3m.

As the extension is stepped, the main of it will be away from no. 19 which will be of great benefit to that property, the section that is stepped away will thereby allow light to enter into the living area of no. 19 and will help prevent a 'tunnelling affect' onto them also.

No windows are shown on the elevation facing no. 19 and a condition preventing any windows to be placed on that elevation in the future would be appropriate.

The extension as proposed would be approx. 1m deeper into the garden than no. 19's nearest section of conservatory. As it lies to the south of no. 19, there is no doubt that the proposed extension would likely result in some shadowing onto that property. The height of the extension will be some 3.3m which is approx.1.3m or more above the height of a boundary that could be constructed without the need for planning permission. However, no. 19 is on higher land than the application site by some 600mm, this raise in land levels thereby means that the possible 1.3m that could be above the height of a 2m fence is reduced down to approx. 700mm which, in view of the letter from the no. 19 is considered acceptable.

The main part of the proposed rear extension will be 5m in depth, this will be approx.1m further than the nearest part of the extension at no. 19, which because of the separation distance from the boundary and because of the lower land level, it is considered acceptable.

No. 17 has a long rear garden, and the remaining length of the garden following the proposed development of the extension will be some 15m, which means that the extension will not result in overdevelopment of its site.

The boundary to the application site with no. 15 to the south, is shown to have a dog leg section and then juts back out to continue to the rear (east) of the garden. The distance between the proposed rear extension and no. 15 is some 4.5m and other than what appears to be a kitchen window, does not have any further windows facing the proposed development extension.

Turning to the front extension, at first glance it does seem not to be in accordance with the design of the host dwelling, but when stepping back, it can be seen that the extension is very similar to the one at its joined neighbour, no. 19, and is similar in size and roof design. The main difference is that no. 19 has its entrance door facing the street within their front extension, and the application site has a window in its street facing elevation.

Residential Amenity

The neighbouring properties either side of the application site are no.'s 15 and 19 St James Avenue, and would be the ones that could be affected by the proposal. Opposite the site, are no.s 16 and 18 St James Avenue, but being more than 20m distant from the property will not be affected by the front extension. There are no residential properties directly behind the application site, only the school playing fields.

No. 15 lies to the south of the site and is on lower land. The side elevation of the extension will lie some 5m from side elevation of their property, which is also a bungalow. However, the only windows on their side elevation are what appears to be a kitchen window and high level windows to a hall or living space. As these windows are secondary windows, the proposal will not adversely affect the existing residential amenities of the neighbouring property no. 15.

No. 19 lies to the north and is on higher ground than the application site by approx. 600mm. Part of the north elevation of the proposed rear extension will be quite close to the boundary of no. 19 which has a kitchen window and the side of the conservatory within close proximity with the side boundary, being approx. 2m distant. The proposed extension will have a flat roof with a false pitch around and will be to a height of 3.3m and because of the lower ground level from the application site to no. 19 the extension will only be some 600mm above the side boundary treatment. It is considered that this height would result in harm on the secondary kitchen window of the neighbour, but they have written in to state that they do not raise objections to this small close section of the neighbouring property, therefore, on balance it is considered that the proposed extension will be an acceptable form of development to no. 19.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No windows to the north or south elevation of the rear extensions facing no.'s 15 and 19

Informative

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 23.08.2017

Authorised by: Jo Morin Date: 24.08.2017