Development Management– Delegated Officer Report

Application Number: AWDM/0744/15 Recommendation – APPROVE

Site: 115 St Giles Close Shoreham-By-Sea West Sussex

Proposal: Householder application for permitted development for prior approval for single-storey rear extension measuring 5.96m from the rear wall of the original dwelling, maximum height 3.5m and maximum height of eaves 2.7m.

Date of site visit: 21.07.2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property consists of a semi-detached 2-storey dwelling house located on the south eastern corner of St Giles Close in Shoreham. There is a communal garaging and parking area directly adjacent to the site to the east.

This application is a householder application for prior approval. The proposal has been assessed against whether it meets the requirements of the Town and Country Planning (General Permitted Development)(England) Order 1995 (As Amended).

The proposal is for a single storey flat roof extension measuring 5.96 metres deep with a maximum height of 3.5 metres with eaves 2.7 metres high. It is not the full width of the rear elevation of the dwelling it is 4.1 metres wide. It would be of brick construction to match existing.

The extension is shown on the plans to provide a ground floor bedroom and en-suite WC and shower room. It appears that the works are to facilitate the needs of a disabled occupier.

Relevant Legislation

The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 1, Class A (enlargement, improvement or any other alteration to a dwelling house).

Relevant 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).

Representation

An objection has been received from the occupier of the attached house no. 117 St Giles Close.

Planning Assessment

Principle

The relevant consideration is solely the impact of the proposals on the residential amenity of neighbouring occupiers.

Residential Amenity

The only property affected by the proposal is the attached half of the pair, No.117. There are dwellings to the north of the site however these are separated from the proposed extension by the main dwelling house and the access road leading to the communal garage area to the east.

No.117 has been enlarged by a single-storey rear extension 3.3 metres in depth with a mono pitch tiled roof. This was given consent in 2012 under ref: - AWDM/0299/12. The proposed single storey extension at no. 115 will extend by a further 2.7 metres than the existing extension at no. 117. Despite the proposed extension being deep at 5.96 metres it is considered that due to the existing extension at no. 117 the impact with regards to loss of light and overbearing impact is limited due to the existing extension. These dwellings also have a southerly aspect to the rear. In addition the proposed extension has all its windows and doors facing to the east away from the boundary; in addition a condition has been attached to ensure that no openings are inserted in the western elevation onto the boundary to retain this level of privacy.

Recommendation

GRANT PRIOR APPROVAL

Reason:-

Despite the large depth of the extension and its dominance in relation to the rear garden, when considering the proposal purely in relation to residential amenity there would be no loss of privacy and no significant loss of light or overbearing impact to neighbouring properties that would warrant refusal of prior approval in this case.

Subject to condition:

1. No openings shall be inserted in the western elevation of the extension hereby permitted.
Reason: - To protect the residential amenities of the occupiers of the adjacent dwelling and to accord with Policy AH7 of the Adur District Local Plan.

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

Case Officer: Hannah Barker Date: 27th July 2015

Authorised by: Jo Morin Date: 29.07.2015