Development Control – Delegated Officer Report

Application Number: AWDM/0260/15 Recommendation – APPROVE

Site: 6 The Lynchetts Shoreham-By-Sea

Proposal: Single storey side and rear extension

Date of site visit: 17.03.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi-detached dwelling in a cul-de-sac of similar properties. There is a front lawn and hard stand with driveway that runs to the western side of the dwelling. There is a flat roof single garage set back to the side/rear of the main house. Also as existing there is a rear conservatory with lean to roof. The ground level is higher to the west of the site with a retaining wall and fence above bordering the driveway.

Permission is sought to remove the existing rear conservatory and single garage. Then to construct a single storey wrap around extension to incorporate a garage to the side of the existing house with the rear part of the extension comprising of a utility room to the rear of the garage and a kitchen extension the full width of the existing house. The proposed garage and utility extension to the side will fill the width of the existing driveway at 2.2 metres. The utility and kitchen components extend to the south by 3 metres. A pitched roof is proposed with the maximum ridge height of 3.8 metres.

Representations:

One letter of representation has been received from the owner/occupier of no. 7 The Lynchetts. There is no objection to the works however the following comments are made.

The retaining wall adjacent to the boundary between the properties reaches up to 44.5 inches at its highest point and it seems that either there should be no gap at all or otherwise one which would allow access to repair this wall at a future date, should it require it. This would obviate any possible future problems.

The removal of the garage will expose the breeze block party wall that at present divides us on the boundary. Please can you tell me what plans there are to render the new breeze block boundary garage wall secure and dry as it is extremely porous and would not stand up to wet weather.

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 proposed extension will be visible from the front of the property within the street scene. However it is set back from the front of the main dwelling by 3.1 metres, the extension is also 'tucked' into the side of the dwelling on lower ground level than the adjacent dwelling. The extension is considered to be subservient to the main dwelling. The pitched roof is in keeping with the main roof and will be constructed in brick and tile materials to match.

The rear part of the extension is screened from the street by the main dwelling and the garage extension.

Residential amenity

The main dwellings to be affected by the proposed extension are, no. 5 The Lynchetts to the east, the attached semi detached dwelling and no. 7 to the west. No. 7 is at a higher ground level and as existing the two garages at the application site and no. 7 are attached. The garage at the site is to be demolished and the applicant's agent has advised that the exposed eastern side of the garage at no. 7 will be rendered. A condition is set out below to ensure this work is completed.

There is an existing retaining wall between no. 7 and the application site due to the change in levels. The wall of the proposed extension will be built adjacent to this existing retaining wall within the application site. It is advised by the applicant's agent that prior to its construction that any necessary repointing to the wall will be carried out.

Due to the site being at a lower ground level and the distance between the proposed extension and the main house at no. 7 being approximately 2.5 metres there is not considered to be any adverse impact in this case. There are no windows overlooking to the side and the existing boundary fence is to remain. The issues of concern highlighted by the neighbour have been addressed satisfactorily.

The attached dwelling to the east has an existing rear, lean to conservatory similar to that at the application site. There are solid panels on the western elevation adjacent to the boundary. The proposed kitchen extension will be 3 metres from the original

rear wall which is deeper than the existing conservatory at 2.4 metres in depth. The roof will also be higher and the extension of solid construction. It is however considered that there will be no adverse impact with regards to loss of light or over bearing impact. The Council's Development Control Standard no. 3 'Extensions and alterations to Dwellings' state that extensions in this context can be permitted up to 3.5 metres, where no adjacent extension exists.

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:-

   Block Plan – received 24th Feb 2015
   Location Plan – received 24th Feb 2015
   Single storey extension – received 24th Feb 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. Following removal of the existing garage and prior to the use of the extension hereby permitted the exposed eastern side wall of the garage at no. 7 The Lynchetts shall be rendered.

   Reason: - In the interests of visual amenity and to weather proof the existing structure.

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Hannah Barker Date: 24th March 2015

Authorised by: Jo Morin Date: 26.03.2015