Development Management - Delegated Officer Report

Application Number: AWDM/0025/19 Recommendation – APPROVE

Site: 7 Nursery Close, Shoreham-By-Sea, West Sussex

Proposal: Single storey side extension to replace existing detached garage.

Date of site visit: 19th February 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a cul de sac of bungalows of various designs and styles. The property has a loft conversion with hip to gable extension. The attached dwelling has a hipped roof. There is a conservatory to the rear of the site and a detached garage to the side of the bungalow.

Consent is sought to remove the existing garage and build a single storey side extension with dummy pitch roof to the front and flat roof behind. The extension will be the depth as the existing bungalow. There will be a 0.75 metre gap to the side boundary. The extension will allow for a redesign of the ground floor layout of the bungalow with an additional two bedrooms.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The side extension, although set forward in line with the front of the existing bungalow; is considered to be modest in scale and subservient to the main dwelling. The proposed dummy pitch allows for the roof to be low whilst matching in with the existing roof. It is not considered that a setback is necessary here as the design is kept simple by the continuation of the building line. The window to the front of the extension will match those existing. In the light of the various building designs within the cul de sac and the existing semi detached bungalow not matching it is considered that this extension is acceptable in terms of character and appearance, materials will be used to match existing.

Residential amenity

The main property to be affected is no. 6 to the west. This property has a front and side open driveway with a shed set back to the side of the existing garage at no. 7. The extension will bring the building closer to the boundary with this neighbouring bungalow. However there will remain 0.75 metres between the extension and the boundary and also the side driveway at no. 6. Although there is a side window at no. 6 facing onto the drive it is not considered that there will be any loss of light, privacy or overbearing impact to this window. A side obscurely glazed window is proposed and there is ample space between the window and the development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the west elevation of the extension the side window shall be obscurely glazed with a top opening fan light only.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 25th February 2019

Authorised by: Peter Barnett Date: 25 February 2019