Development Management - Delegated Officer Report

Application Number: **AWDM/1446/12**

Recommendation – Approve

Site: 54 Overhill, Southwick

Proposal: Single storey rear extension

Date of site visit: 22 January 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached bungalow located on the east side of Overhill. This is a predominantly residential area comprising of other matching bungalows in the immediate vicinity, some of which have been extended with roof alterations.

Permission is sought for the construction of a single storey rear extension which would replace an existing conservatory. The extension would measure 5 metres in depth and extend across the full width of the bungalow. A flat roof with false pitch is proposed.

Matching materials are proposed.

Relevant site history
SW/24/04/TP – permission granted for rear conservatory in 2004

Consultations
Adur & Worthing Councils: The Environmental Health Officer has recommended a precautionary contamination condition.

Representations
None 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'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

The site is not identified as being potentially contaminated therefore an informative is considered sufficient to advise the applicant of any potential contamination.

Residential amenity

The bungalow is well separated from the neighbouring bungalow to the north with a distance of approximately 9 metres between the two buildings, and the application site is positioned at a slightly lower ground level and so having regard to this relationship there would be no significant impact on the neighbouring occupiers to the north given the scale of the proposals.

To the south the relationship is closer, with the neighbouring bungalow sited only 1.7 metres away and this bungalow is set at lower ground level (approximately 0.5 metres) than the application site. Although the depth of the extension would be substantial and 1.5 metres larger than the recommendations of the DC Standard No. 3, consideration of the existing structure and the permitted development fallback position should be taken into account. The extension would be approximately 1 metre deeper than that allowable as permitted development and would be to the same depth as the existing conservatory, albeit without the chamfered corner, with matching eaves level. The difference in the impact between the existing conservatory and the proposed extension would be relatively small and taking account of the site orientation, there would be no significant impact on light or overshadowing. The use of light painted render to match the existing house would help to reduce the perception of bulk. It is therefore considered that refusal on residential amenity grounds could not be justified.

Visual amenity
The proposed extension would not be readily visible in the streetscene and the use of matching materials and false pitch would help it blend with the recipient building. Design and impact on the character of the area are considered acceptable.

Recommendation

Approve for the reason:-
The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently would not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. Side windows to be obscure glazed and fixed shut to 1.7m
4. No further side windows (south east side)
5. Permission relates to approved plans:
   Drawing Number 12/03-01 deposited 13 February 2013
   Drawing Number 12/03-02 deposited 13 February 2013
   Drawing Number 12/03-03 deposited 13 February 2013

Informative:

- Contamination precaution

- 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.

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

Case Officer: Rebekah Smith Date: 2 April 2013

Authorised by: Peter Barnett Date: 3 April 2013