Development Control – Delegated Officer Report

Application Number: AWDM/0595/14 Recommendation – APPROVE

Site: 139 The Gardens, Southwick

Proposal: Single-storey side and rear extension and new 1.8m high boundary wall on east boundary

Date of site visit: 04.12.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is located on the easterly side of The Gardens and comprises a two storey terrace dwelling located within a predominantly residential road. The road is characterised by rows of two storey terrace dwellings, many of which have created hard standings within their front gardens to provide off-street parking.

The application property is located at the end of the row of terrace properties which have a similar uniform appearance with rendered exterior walls, plain tiled pitched roofs and front projecting single storey additions incorporating mono-pitch roofs. There are residential properties located to the rear of the application site and to the south-east the pair of neighbouring buildings comprises a shop at the ground floor level and flats at the first floor level.

The property has been previously extended with two single storey flat roofed extensions to the south-east side and a single storey lean-to addition to the north-east. There is a 1 metre high block paved wall to the south-easterly side of the property and a 2 metre high close boarded fence which encloses the rear garden.

Planning permission is sought for the demolition of the existing single storey extensions and the construction of a single storey extension which would wrap round the south-easterly side and north-easterly rear elevations of the application property. The proposed side extension would extend 2.5 metres wide to the south-east and the proposed rear extension would project 1.7 metres from the original north-easterly wall of the dwelling. The extension would incorporate a flat roof and a total height of 2.9 metres. The proposal would also involve the removal of the existing 1 metre high south-easterly boundary wall and the construction of a replacement 1.8 metre wall with an inset trellis.

Consultations: None received.

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’ National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves a replacement fence and an extension to an existing dwelling house. However, the main considerations that require assessment are the impact of the proposal on the visual amenities of the area and the impact to the occupiers of neighbouring properties in terms of loss of light and privacy.

Visual amenity

This end of terrace property has been previously extended with single storey extensions to the south-east and north-east which have appear to have been added at different times and incorporate a mixture of different materials, heights and roof designs. To the south-easterly side the flat roofed garage has a rough rendered exterior wall and sits slightly higher than the flat roof of the extension behind which has an exposed block paved exterior wall. To the north-east there is a lean-to addition with a part tiled part glazed mono-pitched roof. The existing south-easterly side extensions are highly visible from the junction at The Gardens with Albion Street due to the sweeping curve at the end of the road and the different roof heights and unattractive block panelling does not contribute to the visual amenities of the street scene.

The proposal would involve the demolition of existing mixture of additions and the construction of a larger flat roofed extension that would wrap around the south-easterly side and north-easterly rear of the dwelling. A 1.8 metre high would also replace the existing 1 metre high block paved wall to the south-easterly boundary. The extension would have rendered exterior walls that would match the existing dwelling house and would therefore be a visual improvement in comparison to the existing side extensions on site. Officers have requested that the Agent explore adding a simply designed roof to the proposed extension to make the addition appear more in keeping with the existing dwelling and the visual amenities of the area. However the Agent has confirmed that this would be difficult to achieve as the extension wraps round the side and rear of the property. A level flat roof was considered preferable to the false front pitch originally submitted as the side profile of the proposed extension would be particularly visible from the road. As the proposed extensions would comprise a visual improvement in comparison to the existing extensions on the site and would not cause any particular harm to the visual amenities of area it is considered on balance that the proposed replacement extensions are acceptable in this case.

The proposed wall has a simple design with a top inset trellis. It is not however clear from the information submitted with this application what materials would be used for the construction of the 1.8 metre wall to the

south-east. It is considered that the wall should have a rough rendered exterior to match the side wall of the proposed extension

Residential amenity

The neighbouring occupiers that would be most affected by the proposed extension are located in the properties to the south-east, north-east and north-west of the application property.

To the south-east the neighbouring property comprises a pair of two storey buildings which incorporate a shop at the ground floor and flats above. The neighbouring buildings to this side are angled away from the application property and as a result the proposed extension would be distanced 7.5 metres from the neighbouring building. The proposed extension would face the vehicular access leading to the parking area to the rear of the neighbouring buildings. The proposed extension would therefore not cause any impact to the occupiers of the neighbouring residential flats.

To the north-east the proposed extension would be mostly screened to the neighbouring two storey property by the 2 metre high close boarded boundary fence along the rear boundary of the application site and the 3 metre high wall and close boarded fence along the side boundary of the neighbouring site. The north-easterly neighbouring property is also located on a high land level in comparison to the application site. The proposed extension would therefore cause no loss of privacy or light to the northerly easterly neighbouring occupiers.

To the north-west the neighbouring property has a small single storey extension at the rear. The proposed extension would project 1.7 metres from the rear wall of the original dwelling and would be stepped in 0.5 metres from the boundary with the north-westerly neighbouring property. At this projection it is considered that the extension would cause no loss of light to the north-westerly neighbouring occupiers. A north-westerly elevation has now been provided and shows that there would be no windows in the extension to this side, the proposed extension would therefore cause no loss of privacy to the neighbouring occupiers on this side.

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:-

   Title: Location plan: Received on 27th November 2014.
   Title: Block Plan: Received on 27th November 2014.
   Title: Block Plan showing exact position of proposed wall, 27th November 2014.

Title: Existing & Proposed Floor Plans & Elevations, Drawing No. 14/972/01 Rev A, Received on 11th December 2014.

***Reason**: For the avoidance of doubt and in the interests of proper planning.*

3. The materials and finishes of the external walls and roofs of the extensions hereby permitted shall, prior to commencement of use of the extensions, be completed to match the materials and finishes shown on the original dwelling house.

   ***Reason**: In the interests of visual amenity and to comply with saved policies AG1 of the Adur Local Plan.*

4. The materials and finishes of the south-easterly boundary wall shall be completed to match the rendered exterior walls of the original dwelling house.
   ***Reason**: In the interests of visual amenity and to comply with saved policies AG1 of the Adur Local Plan.*

5. No windows – north-western wall of extension

Informative

1. Proactive Statement – Amendments

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

Case Officer: Rebecca Tier Date: 13th January 2015

Authorised by: Jo Morin Date: 14.01.2015