Development Management - Delegated Officer Report

Application Number: AWDM/1868/18 Recommendation – APPROVE

Site: 7 Hardy Close, Shoreham-By-Sea

Proposal: Two storey side extension to north elevation with first floor west facing balcony.

Date of site visit: 29.01.19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is an end of terrace two storey dwelling within a cul-de-sac of similar dwellings. Each property within the close has a first floor front balcony above a ground floor flat roof, front projection. As existing there is a single storey flat roof rear extension and single storey side additions comprising of a side flat roof garage with conservatory style addition to the rear. This side addition was permitted under AWDM/0574/12.

Planning permission was also granted in 2004 for a two storey side extension, SU/200/04/TP. This permission has since expired. The current application seeks consent for a two storey side addition which is similar to that approved in 2004. The changes include the internal layout altered with a garage at ground floor (as the existing integral garage has since been converted and the existing garage is the current side addition). The side windows on the north elevation are reduced in size and shown in different positions. The front elevation has the addition of a balcony and full height doors leading from the bedroom. These did not form part of the 2004 consent. The existing side extensions are to be incorporated into the development.

The two storey section will be the width of the existing house, a garage is proposed at ground floor and a bedroom and ensuite at first floor. A balcony is proposed to the property frontage.

Adur and Worthing Councils: Environmental Health: - Contaminated Land – Precautionary Condition and PFA informative required.

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 (July 2018)

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 dwelling house is visible from within Hardy Close and also from within Benbow Close to the north. The side of the existing dwelling is clearly visible within the street scene. The two storey addition will therefore be clearly visible within the surrounding area. The footprint will be no greater than existing, the height and bulk will be increased and the front balcony prominent. It is however not considered that this would be detrimental to the street scene. The first floor addition will appear as an extension to the row of terraces, uniform in appearance and subservient to the main dwelling. The existing ridge will be extended in a simplistic form. A material planning consideration in this case is the two storey extension which was granted permission in 2004 at the same site. There are no significant changes here which would warrant refusal in this case in terms of visual amenity. Materials will be conditioned to match existing to include the balcony balustrade. The glazed doors to the front elevation at first floor are acceptable in visual amenity terms, there are other full height glazed doors at first floor within this cul de sac for access to the first floor balconies. Balconies are also a common feature and form the character of this cul de sac.

Residential amenity

It is not considered that the proposed extension will have any adverse impact on the residential amenities of the occupiers of the adjacent dwellings. Being built on the end of the terrace the extension is therefore screened from the dwellings in the terrace. The nearest dwelling is no. 6 Hardy Close to the north west which is positioned at right angles to the site. There is a minimum distance of 9 metres between the extension and the front of no. 6 there will be no loss of light or overbearing impact as a result of the extension despite the first floor addition. The impact of the extension is limited due to its position adjacent to the footpath and highway. The front balcony, although closer to the neighbouring property will not give rise to any increased loss of privacy or unneighbourly impact. The front balconies do not provide private amenity space due to their positioning.

There are two side windows proposed in the new addition. The ground floor window is to be obscurely glazed and non openable to avoid obstruction to those using the footpath. The first floor side window is not considered to cause any overlooking concern therefore conditions attached are consistent with the previous consent.

Other Matters

It should be noted that a parking plan has been submitted by the applicant's agent. This shows that the dwelling has off street parking for 2 cars. This is provided for a 4 bedroom property and is considered to be acceptable. Although parking is limited within Hardy Close for visitors and residents there is on street parking available nearby in Beach Road which is unrestricted in places and therefore it is considered that this proposal would not give rise to any loss of parking or highway safety issues which would warrant a refusal in this case or impact upon the character of the locality.

In the light of the scale of the development, informatives are deemed appropriate in terms of contaminated land and PFA.

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 north elevation of the extension.
5. The ground floor window in the north elevation shall be obscurely glazed and non openable

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

1. 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.
2. PFA informative
3. Contaminated Land precautionary condition

Case Officer: Hannah Barker Date: 18th February 2019

Authorised by: Peter Barnett Date: 18 February 2019