Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1432/12

Site: **43 Orchard Avenue**

Proposal: **Demolition of existing conservatory and erection of proposed single storey extension.**

Date of site visit: 6th December 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal site is an end of terrace two storey dwelling on the east side of Orchard Avenue. The area is typified by semi-detached and terraced dwellings. The application property has a garage set back to one side (north) which directly adjoins the garage of No. 45 which, in effect, links two terraces of houses. The front garden is partly given over to hard-standing and the lawned area is bounded by a low brick wall.

At the rear is an existing single storey rear extension extending to approximately two thirds of width of the property. The garden is approximately 18m deep, contains two sheds and a greenhouse and is bounded by solid brick wall of varying heights (1.5m upwards). No.45 Orchard Avenue, adjacent to the north, has a single storey 3.3m deep rear extension with velux roofights, extending across almost the full width of the property.

The proposal is for a flat roof extension, 3.5 m x 5.5 x 2.9 m with two velux rooflights. It would be approximately the same height as the highest part of the existing conservatory, slightly deeper (by 0.5m) and would extend across the full width of the property. It would not continue across the rear of the garage, as such the flank elevation would be 2.5 m from the boundary of no.45.

Relevant site history

There is no relevant site history.

Consultations

Environmental Protection: Recommend potentially contaminated land precautionary condition.

Lancing Parish Council: No objection

Representations

None

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

Principle

The proposed works would result in upgrading of 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. The proposed extension would not 3.5m deep, in accordance with the SPG, and would allow adequate remaining garden space.

The site has not specifically been identified as specifically contaminated and an informative is considered adequate for the purpose of informing the developer of the potential risk.

Visual amenity

The extension would not be visible within the streetscene. The simple design is acceptable in terms of its relationship with the existing building, it would appear subservient to the parent building.

Residential amenity

The main properties impacted upon would be No.45, the attached terraced property to the north, and No.41 to the south.

The existing conservatory is built up to the boundary with No.41. There is a 1.5m wall on this boundary and the flat roof of the proposed extension would be no higher than the highest part of the existing conservatory, which has a glazed mono-pitch roof. With the addition of velux roof lights the maximum height would be 3.3m. It is considered that the additional 0.5m depth there would be no significant loss of light to the adjacent habitable room to warrant refusal.

The impact on the dwelling to the north (no.45) would be negligible as there is adequate distance between the proposed extension and the flank wall of the extension at the rear of no.45.

Accessibility and parking

N/A

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 would consequently 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 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings in west side wall of the extension etc
4. Permission relates to approved plans:
   Drawing No: JW/12/089 Date Received: 20th November 2012

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.

Informative - Potentially contaminated land precautionary.

Is recommendation contrary to letter(s) of representation?

No

Case Officer: Jo Sanderson Date: 17th December 2012

Authorised by: Jo Morin Date: 23.01.13