Development Control – Delegated Officer Report

Application Number: AWDM/1178/13 Recommendation – APPROVE

Site: 16 Hadrian Avenue, Southwick

Proposal: **Single Storey Rear Extension**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow on the west side of Hadrian Avenue. To the north is No 14 Hadrian Avenue, the adjoining semi. To the south and east are pairs of bungalows of the same design. To the west are the rear garden boundaries of properties on Springate Road. The area is wholly residential, the immediate area characterised by post-war low rise housing.

The property has a relatively long garden. There is a small single storey original rear projection (common to the bunglaows on this part of Hadrian Avenue) sited towards the southern boundary of the application site. No 14 has a single storey rear extension which meets the common boundary, extending approximately 2 m to the rear and a deeper single storey rear addition to the north.

The proposal is for a rear extension full width L shaped extension extending by 4.5m at its deepest point, encompassing part of the existing rear addition. It would be sited 0.2 m from the boundary of No.14 and at this point extend 4.5m from the existing rear elevation. The height would be 2.8m, materials to match existing. A proposed roof dormer shown on the plans does not form part of this planning application and would be permitted development, provided it is built prior to the rear extension.

Relevant Planning History

An application for prior approval was recently made for a rear extension, however this was withdrawn as it did not comply with the criteria for temporary householder PD rights. As a result, the current application was submitted.

Consultations

None

Representations

No 14 Hadrian Avenue

Objection to height, this would mean a build of about 2' above my fence line and from my sunroom my wife and I would be looking at a wall with reduced light into my property. I would ask that consideration be given to reducing the height of the proposed extension.

Relevant Planning Policies and Guidance

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

Where extensions will have no significant impact on neighbours and are of acceptable design permission will generally be forthcoming.

Residential amenity

There would be a reasonable gap between the proposal and the unattached neighbour (No 18) to the south and this relationship is considered to be acceptable. The proposed extension would lie to the south of No 14, set slightly away from the common boundary and would project above the boundary fence. This occupant has expressed concern regarding the height of the proposal, which would be visible from the adjoining property. The height of the extension is required so that the extension ties in with existing levels within the bungalow to provide usable living space. Whilst there would be some impact on residential amenity, this would not be greatly altered if the proposed extension was below eaves height (and therefore falling within the limits of the neighbourhood consultation scheme). On balance it is considered that the overall impact would not be sufficiently harmful to residential amenity to warrant refusal in this case.

Visual amenity

The proposed extension is of a simple design and responds adequately to the proportions and detailing of the parent building, its design is acceptable in the context of the host building.

The remaining garden area would be adequate and the conservatory would not appear overly cramped, remaining visually subordinate to the host building.

Conclusion

On balance, it is considered that any impact on the amenity of the adjoining neighbour would be outweighed by the advantage of gaining additional residential floorspace and would not warrant refusal in this instance.

Recommendation

Approve

The proposed development can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and would be acceptable in design terms. It would consequently not conflict with 'saved' policies AG1, AH7 of the Adur Local Plan and the National Planning Policy Framework.

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved Plans
3. External materials to match existing
4. High Level windows on south elevation to be obscured.
5. No additional side windows

Informatives

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. It is not noted that there is an intention to erect a rear roof dormer under permitted development. The applicant is advised that the rear dormer could only meet the criteria for permitted development if it is built prior to the erection of the approved extension as the erection of the latter will obliterate the existing eaves.

Is recommendation contrary to any representations? Y

Case Officer signed: J Sanderson Date: 31st October 2013

Authorised and signed by: Jo Morin Date: 4 Nov 2013