Development Management - Delegated Officer Report

Application Number: **AWDM/1593/16** **Recommendation –** Approve

Site: 10 Querneby Close,Shoreham

Proposal: Single storey rear/side extension (Re submission of AWDM/0245/16)

Last visited : 7November 2016

Neighbours checked: Y

Additional neighbour notifications: Y 8.3.2016 42 St Juliens Lane

Proposal, Site and Surroundings
The site relates to an end of terrace two storey house, fronting Querneby Close. It is sited within a row of five matching terraced houses with other matching terraces to the east within Querneby Close and St Julians Lane to the east. The site lies within the Kingston Buci Conservation Area.

Permission is sought for the construction of a single storey extension to the rear, which would measure 4 metres in depth and 7.7 metres in width. The extension would have a flat roof up to 2.8 metres in height. This application follows refusal of a previous proposal for the rear extension but included a rear dormer extension and rooflight windows (AWDM/0245/16 refers). Rooflight windows are shown on the rear elevation which are the subject of a separate application for a certificate of lawfulness (AWDM.1598/16 refers).

Relevant site history

AWDM/1598/16: Application for a Lawful Development Certificate for proposed two rooflights to front and two rooflights to rear elevations. Pending consideration

AWDM/0245/16: Rooms in roof with rear dormer and front rooflights and single storey extension to side and rear.

Refused on 16.06.2016 for the following reasons:

Having regard to the scale and design of the existing building and character of the area, the proposed dormer extension would result in an incongruous and unsympathetic form of development, giving an excessively bulky and top heavy appearance to the roof. As such the proposal would fail to preserve or enhance the character and appearance of the Conservation Area. The proposal therefore conflicts with Saved Policies AG1, AB4, AH7 of the Adur District Local Plan 1996 and the policies of the National Planning Policy Framework 2012.

AWDM/0143/16: Section 211 Notice under the Town and Country Planning Act 1990 to fell one Cypress tree in the Kingston Buci Conservation Area Permitted 11.03.2016

Consultations
Southern Water:- Advise the following: formal application for connection to public sewerage system required; alternative means of draining surface water required; and any sewer found during construction is to be investigated. Applicant is advised to discuss the matter further with Southern Water.

WSCC Principal Archaeologist was consulted on the previous application in June this year and commented:

Having consulted the related documents on the Adur-Worthing planning portal and checked the West Sussex HER there are no archaeological implications arising from this proposal. There is the recorded site of a former World War II anti-aircraft battery in the vicinity but the exact location is not clear. The application address is within the Kingston Buci Conservation area with the grade I listed church of St Julian at its centre but there does not appear to be direct inter-visibility between the church and the application address therefor the proposals should not have an impact upon its setting.

Representations
One representation received from the occupier of the adjoining dwelling at No.11 to the east objecting to the application proposals on the following grounds:

- Excessive extension of a small end of terrace property increasing the living area by approximately 50%
- Daylight will be affected by a high brick wall close to the boundary and extending 5/6ft beyond the conservatory at No.11
- Would set a precedent to alter the original design of these houses in the conservation area.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012), notably para 56, 64

Planning Assessment

Residential amenity
The concerns raised by the neighbouring occupier at No.11 are noted but as with the previous application , the proposed rear extension, although relatively large, on its east side would be positioned adjacent to the neighbours own (more modest) extension at the adjoining dwelling at no.11 and so the full extent of the depth of the extension would not be felt. To the west it would extend beyond the line of the approved annexe extension at the rear of 42 St Julians Road and set progressively away from the side boundary on this side as the site widens towards the rear. As was the case previously, having regard to the relationship with neighbouring dwellings, the proposed single

storey extension would not cause any significant harm to the amenities of neighbouring occupiers, subject to a condition to prevent any side windows being installed in the interests of protecting privacy.

Visual amenity
The site is at the edge of the conservation area within a row of five matching houses with other matching terraces to the east. The rear garden at No.10 backs onto Cheyne Court at the rear, a purpose built block of flats set within lawned gardens, from which views of the rear of the site are possible and from Rectory Road. Consent has been granted for the Cypress tree within the rear garden of the site to be felled. A deciduous tree in the side lawn of Cheyne Court partially obscures some of the views towards the site when in leaf.

The design of the rear extension has not been altered since the previous application and was considered acceptable at that time. It would be of standard design and fairly large, extending beyond the side wall of the house by 2.1 metres. However, it would not be readily visible within the streetscene with fencing to the rear garden screening much of the extension from view from the north side, and being set well back from the street on this side, and with the positioning of the No.10 in the corner of the cul-de-sac the extension to the side would not be visible within the streetscene or cause any harm to the character and appearance of the terrace or wider conservation area.

Recommendation

Approve
Subject to Conditions:-

1. Permission relates to approved plans
2. Standard time limit 3 years
3. Matching materials
4. No side windows

Informative
1. Southern water – application for connection to sewer
2. Southern water - sewer investigation
3. 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? Y

Case Officer: Rebekah Smith Date: 12 December 2016

Authorised by: Peter Barnett Date: 14 December 2016