Development Control – Delegated Officer Report

Application Number: AWDM/1029/18 Recommendation – APPROVE

Site: 41 Adur Avenue, Shoreham-by-Sea, BN43 5NL

Proposal: Demolition of existing conservatory and construction of single storey extension.

Date of site visit: 02.08.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The application property is a semi-detached bungalow with the garden land to the rear stepping down lower than the level of the dwellinghouse. Existing rear glazed conservatory and small patio area with low wall around, garden behind stepping down again in height. There is a gap between the conservatory and the side boundary to no. 43, and the land is lower at the side than the conservatory.

No. 41 has also had a flat roof single storey extension behind the conservatory i.e. contiguous with the dwelling; another extension to the side of that extension; and a rear roof dormer. There is also a shed onto the boundary with no. 43.

No. 43 has not had a rear extension and no. 45 has had an 8m rear extension by virtue of permitted development(AWDM/0667/15 refers), but no. 39 does not appear to have had a rear extension.

The proposed application seeks permission to remove and replace the existing rear extensions to the bungalow with one composite extension measuring 7.3m deep x 8.3m wide with a height of approx. 3m.

No windows will be within the side (west) boundary to no. 43; bifold glazed doors will be at the end elevation (south); and one window will be within the side (east) elevation which is shown to serve the kitchen.

Relevant Planning History:

89/70 Extension to lounge **Approved 20.04.1970**

33/72 New bedroom and stairs

Representations: None received

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
SPD: Development Management Standard No. 2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2018)
National Planning Practice Guidance 2018

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual amenity

The property has been extended at the rear over the years with bits and pieces of work i.e. a rear extension; a rear side extension; and a further rear extension in the form of a conservatory. Behind the conservatory is a patio.

Because of the land being lower at the rear, all the extensions, including the patio, that lead off of the bungalow are raised up from the back rear garden area, and steps lead down to the garden for access.

The proposed rear extension will 'tidy' the different rear extensions by removing them and replacing with a single extension of very similar dimensions to the ad hoc cumulative rear extensions.

The first rear extension (including what appears to be a latter infill extension for a utility room) in total measures 8.3m wide x 3.7m long; the conservatory extension measures 4.6m wide x 3.6m long. The height of these extensions measure approx. 2.8m for the main extension off the house, and approx. 2.6m high for the corner infill utility room. The height of the conservatory at the rear, measures as approx. 2.4m lowering to 2.2m

The proposed extension will have a uniform height (excluding the flat roof windows) of approx. 2.8m, which will increase to approx. 3m in height from the rear patio.

The total length of these existing extensions is 7.3m which is the same length as the proposal. The width of the first extension (including the utility room) is 8.3m wide, which is the same width as the proposal.

The conservatory though is only 4.6m wide, and the proposed extension will fill this width up to the 8.3m in order to 'square' off the extension.

No. 39 has a rear single storey extension that comes close to the position of the existing garden gate of no. 41 and which appears to have shutters on the rear elevation. The rear extension to the dwelling at no. 39 is not as deep as the existing extensions at no. 41.

The neighbouring properties also seem to have the same situation regarding the rear gardens being lower than the dwellings; certainly the extension to no. 39 appear to be on the very similar land levels as the application site.

The side wall of the proposed extension would be some 2.4m from the boundary with no. 39.

Residential Amenity

The neighbours who could be most affected by the proposal, are no.'s 39 and 43 Adur Avenue, and the properties at the rear, no.'s 416 and 418 Upper Shoreham Road

The properties in Upper Shoreham Road are some 46m distant and are thereby not materially affected by the proposal.

No. 43 Adur Avenue is the contiguous other half of the semi-detached bungalow, and the proposed extension will be the same depth and position as the existing extensions, and thereby will not be materially affected by the proposal, although a condition requiring no windows in the side boundary elevation would be reasonable.

The height of 2.8m (3m from the patio section), will be an increase over the existing rear extensions which vary in steps from approx. 3m to 2.9m to 2.6m as the rear height of the existing conservatory. The increase in height will therefore be the greatest at the very rear of up to 400mm.

It is true that the proposal will not comply with the 45 degree rule from no. 43 however, the section of the extension that would be the nearest to no. 43, which also would be the section that affected no. 43 the most, is no great difference to the existing extension, which is also approx. 3m in height at its nearest to the rear of no. 39. Further, it is considered that the 400mm increase at the rear section will not result in demonstrable harm onto no. 43. The property enjoys a southern aspect and light will not be significantly reduced overall.

Other than the rear south east corner of the proposal, the extension will be the same width as the existing extensions which mean that largely no. 39 Adur Avenue will not be affected by the replacement. The rear 3.6m of the extension is the part that is a new addition in relation to no. 39, however it is some 2.4m from the shared boundary.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to match existing.

4. No windows on the side elevation facing no. 43 Adur Ave.

Informative

1. Approved without amendments

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

Case Officer: Eve Hearsey Date 03.09.2018

Authorised by: Peter Barnett Date: 3 September 2018