Expiry Date - 29/12/2010

Development Control – Delegated Officer Report

Application Number: ADC/0349/10 **Recommendation – Permit Application**

Site: **2 Falcon Close Shoreham-by-Sea West Sussex BN43 5HN**

Proposal: **Single-storey south side extension to form studio/therapy room**

The Application

The application relates to a detached bungalow which occupies a corner of Falcon Close, a cul-de-sac which is set around a loop. The dwelling faces an area of green in the centre of the loop and has its side elevation facing the access road between the loop and Old Fort Road. The bungalow has been previously extended with rooms in the roof served by front and rear dormers.

It is proposed to extend at the rear of the dwelling to form a studio/therapy room for the applicant. The extension will be single storey with a hipped clay tile roof and facing brickwork. It will measure 6.9m deep, 6m wide and 4.6m high. The extension will project westwards beyond the side wall of the existing dwelling by 1.7m before stepping back in line with the main side wall of the existing house where there will be a small storage area at the southern end of the extension.

A new vehicular crossover is proposed in front of the extension to the west to enable direct access to the studio via timber framed doors on the west elevation.

Finally, a small extension is proposed at the front to align with the rest of the front elevation.

Consultations and Representations

Consultations/Comments

Adur District Council – The Environmental Health Officer has no adverse comments to make

Third Parties

No representations received

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Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity

The extension is quite large, coming to within 1m of the southern boundary and projecting closer to the road to the west. There is some concern at the visual impact of the proposal in the street scene on this prominent corner within the cul-de-sac. However, the applicant has confirmed that the existing hedge will be retained on the southern boundary for approximately the first 3.5m to help provide a partial screen from views northwards along Falcon Close. Adequate amenity space will be retained within the rear for it not to appear cramped.

The extension will be approximately 1m lower than the neighbouring bungalow to the south and a 1m gap to the boundary will be retained. The extension will also have a hipped roof. While there will be a closing of the gap between the dwellings, other dwellings in the street are also quite close, such as Nos 2 and 3, Nos 1 Falcon Close and 159 Old Fort Road and Nos 35 and 36 opposite the site.

While the extension will bring the house closer to the road, it will still be some 10m from the carriageway due to the wide grass verge between the road and the application site. Part of the hedge on the western boundary will be removed to enable the vehicular access to be provided which will open up views of the extension, but only on a limited basis. On balance, the visual impact of the proposal is considered to be acceptable.

The front extension removes a small recess and has little visual or amenity impact.

Residential amenity

The depth of the extension is greater than the 3.5m usually considered acceptable; however it is to be some 12m from the boundary with the neighbour to the east and will not cause any loss of light or outlook to that property. To the south, the neighbouring property has a blank end gable facing the site. While the extension will close the gap between the dwellings, no loss of light or outlook will occur.

Recommendation

APPROVE for reason that:-

1PPi

1. C1Ci.
2. C9Ai
3. C12Ei
4. The existing hedge on the southern boundary shall be retained as shown on drawing no. 1002/A/0904 Rev.01 and shall be protected for the duration of construction works in a manner to be agreed in writing with the local planning authority before the development hereby approved commences. If any part of the hedge is removed without consent, dies, or is damaged or diseased during the construction period, it shall be replaced during the following planting season with a hedge of such size and species as may be agreed with the local planning authority.
   Reason - As C11D
5. The existing hedge on the western boundary shall be retained with the exception of the section to be removed to form the vehicular access. It shall be protected for the duration of construction works in a manner to be agreed in writing with the local planning authority before the development hereby approved commences. If any part of the hedge is removed without consent, dies, or is damaged or diseased during the construction period, it shall be replaced during the following planting season with a hedge of such size and species as may be agreed with the local planning authority.
   Reason - As C11D
6. This permission relates to the following approved plans:

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Drawing nos. 1002/A/0903 (Site Plan) date stamped received 3 November 2010, 1002/A/0904 Rev.01 (Floor Plan as Proposed and Site Layout) date stamped received 22 December 2010, 1002/A/0906 (Elevations as Proposed) date stamped received 3 November 2010
Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 23 December 2010