Development Control – Delegated Officer Report

Application Number: AWDM/165218 Recommendation – APPROVE

Site: 12 Fennel Walk, Shoreham-by-Sea, BN43 6JD

Proposal: Single storey rear extension

Date of site visit: 06.12.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a steep roofed, two storey semi-detached dwelling situated near the end of the cul-de-sac that is Fennel Walk. Fennel Walk is an open plan estate, and is constructed in the Radburn layout influence with roads and garages to the rear of the properties, and a grassed area with a footpath which leads to the front of the properties. The land to the rear of the property is slopping down and the garden has steps in order to negotiate the slope of the garden to the bottom. There is a gate at the rear that leads out to garages and parking within a cul-de-sac access road.

As the front garden is fairly level and there are no car access, the garden is being used for the children's swings.

The property is not within a Conservation Area nor is it a Listed Building and there are no protected trees on site.

There is an existing rear dormer which marries in with the neighbouring rear dormer at no. 11, and comes very close to the edge of the roof the other side. The other neighbouring property, no. 13 has a rear dormer indeed, rear dormers are a common feature in the street.

There is an existing front dormer which marries in with the neighbouring front dormer at no. 11. The side of the dormer comes out to approx. 7 rooftiles from the edge of the roof.

Proposal:

The application seeks permission for a rear single storey extension measuring approx. 3m wide x 4m deep x 2.75m high

Consultations: None

Representations: None received

Relevant Planning Policies:

Adur Local Plan 2016: Policy 15
Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment
There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area.

Visual Amenity

The proposed rear extension will be longer than that recommended within the SPD Development Management Standard No. 2 'Extensions and Alterations to Dwellings by 500mm. (It is noted that the extension at the neighbouring property no. 11 Fennel Walk, appears to have been undertaken in 1986).

The proposed extension will be positioned approx. 1m from the rear garage which is on lower ground.

The extension will marry in with the neighbouring extension with regards to its dimensions and thereby will not be out of keeping with the street scene which is characterised by extensions at various levels. Further, because the 'front' garden is not interrupted by cars or other vehicular traffic, it is a further utilized garden amenity area, thereby the extension will not compromise the garden space available.

Because the site is on rising land, the extension will be visible outside of the site from the rear, also due to the fact that the rear has an access road, in which occupants of all the properties park their cars, but as the road is not a thoroughfare as such, the extension will not result in harm to the character of the area.

Residential Amenity

It is unlikely that the neighbouring residential properties, no.'s 11 and 13 would be unacceptably affected by the rear extension, as there will be no material overlooking, overshadowing or overbearing onto those properties.

Recommendation

APPROVE subject to the following condition(s)

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

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

Informatives

1. Approved without amendment

Case Officer: Eve Hearsey Date: 08.01.2019

Authorised by: Peter Barnett Date: 9 January 2019