Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises an end of terrace house on the west side of Oakapple Road, previously enlarged by a large rear dormer. There is a detached garage on the north side of the house, set back into the rear garden.

The site slopes down to the south-west so that the properties to the rear in Paythorne Close occupy relatively lower ground.

Permission is sought for a single-storey rear extension 6.1m wide and 4m deep with a pitched roof having a central ridge. The internal floor of the extension would be built up to be flush with floor levels in the existing dwelling. Consequently the eaves height adjacent to the south-east side boundary would vary from 2.7m where the extension attaches to the house, increasing to 2.9m at its rearmost extremity.

Relevant Planning History None

Consultations

Adur and Worthing Councils: EHO (Contaminated Land Officer) recommends a condition advising in relation to possible contamination.

Representations

No third party representations have been received.

Relevant Planning Policies and Guidance

Saved Local Plan policies: AG1, AH7
DC Standard 3 'Extensions and Alterations to Dwellings'
South East Plan: CC1, CC6, BE1

Planning Assessment

Principle

The proposal comprises up-grading of the existing housing stock located within the built-up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers, the design of the extension and effect on the character and appearance of the surrounding area.

The site is not identified as contaminated so an informative would be sufficient to raise the applicant's awareness of this risk.

Visual amenity

The scale of the rear extension is relatively large in relation to this modest-sized terraced house, but is of an acceptable design and would not result in an over-developed appearance bearing in mind the larger than average size of this end-of-terrace plot. It would not be visible from the street.

Residential amenity

The above Standard states that on semi-detached and terraced dwellings, single-storey rear extensions which abut or are within 1m of a common side boundary with an attached dwelling should be normally no deeper than 3.5m. In this case the proposed extension is 4m deep. The attached property to the south-east, No.23, has been extended by a light-weight glazed lean-to approximately 2m deep. Immediately beyond the lean-to is a timber-framed pergola structure consisting of timber up-rights and open cross-beams with a section of trellis fencing adjacent to the site boundary.

At pre-assessment following a site visit the applicant was requested to reduce the depth of the extension to 3.5m or alternatively lower the ground level within the extension in order to reduce the impact of the 'bulk' of the extension on the outlook from, and daylighting to, the attached dwelling. The suggested amendments were not acceptable to the applicant, although a revision was made to the roof design (as described above).

Owing to its height and depth, the proposed extension would result in some over-shadowing in the late afternoon and loss of daylight to the neighbouring glazed lean-to and the interior room(s) of No.23, which are already affected by the existing pergola structure. However, on balance, despite its depth 0.5m in excess of the normal Standard, it is considered that having regard to eaves design, and the fact that the bulk of the extension slopes away from the common boundary, the proposed extension would not be excessively overbearing or result in a significant loss of daylight/sunlight as to warrant refusal on grounds of unacceptable detraction to the living conditions of the occupiers of No.23.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Adur District Local Plan (AG1, AH7) the South East Plan policies (CC1, CC6, BE1) and the Council's Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Subject to Conditions:-

1. Standard time limit (3 yrs)

2. Approved drawings
3. Matching materials
4. No windows in south side wall

Informative

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

Is recommendation contrary to any representations? N

Delegated Decision

Case Officer J Morin Date 24 Feb 2012

Authorising Officer P Barnett Date 27 Feb 2012