Development Control – Delegated Officer Report

Application Number: AWDM/0387/13 Recommendation – Approve

Site: 5 Fairfield Close, Shoreham-By-Sea, West Sussex

Proposal: Single storey side/rear extension (extensions and alterations to roof to be completed under permitted development.)

Date of site visit: 8th May 2013 and 18th June 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow with an existing flat roof dormer to the front and rear. There is a lean to car port to the side of the bungalow with an existing detached garage to the rear/side of the bungalow. The site is located within a cul-de-sac of properties of similar style and appearance.

Permission is sought for a wrap around single storey side and rear extension. The extension is to provide an enlarged lounge and kitchen and utility. The plans also show alterations and extension to the roof to include an extension to the existing rear dormer and a hip to gable extension. These works appear to benefit from permitted development and therefore do not form part of this application.

The proposed extension has a half hipped roof up to a maximum height of 3.9 metres. The extension when viewed from the rear will be 8.7 metres wide including the side addition; it will be 3 metres in depth. The side extension is 1.9 metres wide. The side extension is 6.4 metres in depth and is set back from the front of the property by 5.6 metres. The existing garage and car port are to be demolished.

Representations: No third party representations have been received.

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

Planning Assessment

Principle

The proposal comprises upgrading 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 and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The side extension will be visible within the street scene it will however be set back by 5.6 metres. Due to its limited height, set back and hipped roof design the extension is considered to be in keeping in design, form and scale with the existing bungalow. The removal of the car port would also provide an enhancement to the street scene. The rear extension will not be visible within the street scene it is limited to 3 metres in depth, this is considered to be an acceptable addition it will not overly dominate the existing bungalow.

Residential amenity

The main properties to be affected are no. 7 Fairfield Close the attached bungalow to the east and no. 3 Fairfield Close to the west. The attached bungalow has an existing single storey rear extension the same depth as the proposed extension, 3 metres. There will therefore be no adverse impact on the residential amenities of the occupiers of the adjacent attached bungalow with regards to loss of light or overbearing impact.

To the west is no. 3. This bungalow also has a side driveway leading to a detached garage adjacent to the boundary with the site. The side extension will bring the bungalow closer to the side of no. 3. There is a back door, a bathroom window and a kitchen window on the side elevation of the adjacent bungalow. These will face onto the side elevation of the proposed extension which is mainly a blank wall with an obscurely glazed high level utility window. There will be no overlooking or loss of privacy to the adjacent dwelling it is however considered that there could be some loss of light as a result of the close proximity of the proposed extension to the adjacent windows. There will be a distance of 2.4 metres remaining between the properties. It is considered that any loss of light to these windows would not warrant a refusal in this case. The bathroom window does not serve a habitable room and the kitchen window leads to an open plan dining space to the rear which has light and aspect onto the rear garden. The kitchen window as existing has limited outlook and light.

Accessibility and parking

The proposal results in the loss of the existing garage and car port to the side of the bungalow. It is however considered that the driveway to the side of the bungalow is too narrow to accommodate a car and it is unlikely that the garage as existing would be used for parking a car. There is pressure for on street parking in this locality with parking restrictions during the day. The single parking space at the dwelling will however remain unchanged therefore there will be no increased pressure for on street parking as a result of the proposed development.

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)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Approved plans
4. The utility window on the western elevation of the extension hereby permitted shall be fitted with obscured glazing and shall be non-openable at all times.
5. Other than the side utility window shown on the plans hereby approved no additional openings shall be formed in the western elevation of the extension without prior consent from the Local Planning Authority.

Informatives

1. Precautionary land contamination

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.

2. 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? N

Case Officer: Hannah Barker Date: 19th June 2013

Authorised by: Jo Morin Date: 19 June 2013