Development Control – Delegated Officer Report

Application Number: AWDM/0080/16 Recommendation – APPROVE

Site: 45 Kingston Close, Shoreham-by-Sea, West Sussex BN43 6LP

Proposal: Single storey side extension.

Date of site visit: 03.03.2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow, and is located on a corner plot, on the south side of Kingston Close, Shoreham-by-Sea. Kingston Close comprises predominantly semi-detached bungalows. The garden of the application site sides onto the public pavement, and has a 2m high fence around the garden area, which drops down to some 1.3m to the front garden boundary sections. The topography of the land is such that the dwelling is positioned on slightly lower land than part of the garden and the public pavement area, by approx. 300mm.

The property has an existing white single storey PVCu conservatory onto the rear of the dwelling. It has a prefabricated flat roof garage across the rear of the garden, which has its vehicular access from the north side of Kingston Close. There is also a metal shed close to the side boundary to the pavement between the rear and the front gardens. This shed can also be viewed from outside of the site, and does partially screen the existing rear conservatory extension.

The neighbouring property to the south, no. 44 Kingston Close, is currently in the process of constructing a large single storey rear extension, which appears to be constructed up to the boundary with the application site. It has a flank wall to the boundary, and then protrudes forward in a bay, with windows. The submitted plans for no. 45 Kingston Close indicate that the proposed extension will tie in with the neighbouring extension.

The extension proposed will be a full width extension over the rear of the property and measures some 6.2m wide x 3.75 deep with a height of approx. 4.7m, which will be the ridge height of the roof on the side section of the existing property.

Consultations:

Southern Water: Should the application receive planning approval, the informative (as indicated below), is attached to the consent.

Environmental Health: Potentially Contaminated Land, therefore apply full contamination condition.

Representations: None

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

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house.

Visual amenity

The proposed rear extension will be a full width extension and the roof will tie into the existing roof line to visually fully assimilate with the bungalow. This will be of importance as the property's garden directly abuts the public pavement; the assimilated roofline will therefore read as the existing bungalow from public places, minimizing any impact on the street scene.

The direct neighbouring property, no. 44 Kingston Close, has already constructed a rear extension which is close to completion, and the application extension is shown to key into that extension. Although the proposed extension will be approx. 700mm deeper than the adjoining extension, it is not considered to result in unacceptable visual intrusion onto that property.

Further, in view of the orientation of the property's to each other, the increased roof section of the proposal is not considered to result in any significant loss of light onto the neighbouring property, and the rooflight in the south elevation serves the ground floor extension, and thereby will not result in overlooking onto the neighbouring site.

Other neighbouring properties to the east and north, are some distance from the proposal, so as not to be adversely affected by the proposed extension or the new roof.

Residential amenity

The residential amenities of neighbouring properties will not be adversely affected by the proposed single storey extension and roof extension, as the roof extension will assimilate with the existing bungalow, thereby creating a dwelling which will not be out of keeping with the residential locality. The proposal is shown to be tied in to the neighbouring property, no. 44, and thereby their residential amenities will not be compromised. Other properties, not contiguous to the application site, are orientated far enough away from the

proposed extension, which will mean that they will not to receive a loss of their residential amenities by the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit
2. Approved plans
3. Materials to match existing
4. Full contamination condition

Informatives

1. Proactive Statement – No Amendments
2. A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 119) or www.southernwater.co.uk
3. The applicant is advised that no part of the extension, including the eaves or guttering should overhang or encroach the site boundary.

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

Case Officer: Eve Hearsey **Date:** 23.03.2016

Authorised by: Jo Morin Date: 23.03.2016