Development Management - Delegated Officer Report

Application Number: AWDM/1203/18 Recommendation – APPROVE

Site: 45 Greenways Crescent Shoreham-By-Sea

Proposal: Single storey side/rear extension

Date of site visit: 11th September 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is an end of terrace two storey dwelling. There is a driveway to the front and a long rear garden. Consent is sought for a side and rear, wrap around extension. The extension to the side is of lean to design with the rear extension half hipped with a flat roof section. Roof lights are proposed along the side and rear. The extension is to provide a store to the side with utility behind. To the rear a large open plan dining kitchen space is proposed. The plans also show a loft conversion which is to be considered under a separate Lawful Development Certificate application.

The side extension is 2.1 metres wide. It is to be built up to the boundary of the site however an access footpath remains adjacent to the boundary which is shared access for the neighbouring terraced properties to the north to access the rear of their properties. The extension to the rear is 3.9 metres in depth and is to be up to the boundary with the adjacent, attached dwelling. The extension is 11.8 metres along the side boundary. The plans show materials to match existing.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

Planning Assessment

Principle

The proposal comprises upgrading 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 is visible within the street scene, it appears as a garage to the side of the dwelling. Although it is flush with the main front wall of the property there is a front tiled projection at ground floor which adds to the subservience of the side extension. There is an existing front garage extension to the adjacent property to the south which is much more dominant than the proposed development here when viewed from the street. The pathway offers some separation between the dwellings here and this space is considered acceptable here as it is at ground floor only, a greater distance remains between the first floor of the adjacent properties therefore avoiding a terracing affect.

The rear part of the extension is not visible within the street scene. Although the overall side and rear extension footprint is relatively large the long rear garden means that there is not over development here, the extensions are in keeping in design, size and scale with the main dwelling.

Residential amenity

The main properties to be affected are those either side of the site, to the south is a larger property which has been extended to the side, there is a ground floor obscurely glazed window at the neighbouring property which will face onto the side elevation of the side extension. This window currently looks onto the side of the application site and receives limited light. It is not considered that any further loss of light to this side window would warrant a refusal here. The extension will also project further to the rear than the neighbouring property, due to the depth at 3.9 metres and the spacing that remains between properties it is not considered that there will be any significant loss of light or overbearing impact. A condition is attached to restrict windows on the side elevations of the extension (except for the roof lights as shown.)

To the north the attached dwelling has a modest rear conservatory with clearly glazed windows onto the boundary of the application site. The proposed extension will be built adjacent to this extension. There will be some reduction of light due to the extension being to the south however it appears that curtains are used on these windows for privacy due to this unusual relationship. The extension adjacent also justifies the depth of 3.9 metres here. Development Management Standards state that an extension up to the boundary where a property has not been extended can be up to 3.5 metres in depth. As there is an adjacent extension on balance the additional 0.4 metres is depth is acceptable.

Recommendation

APPROVE

Subject to Conditions:-

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

4. No additional windows on the north or south elevation of the extension.

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

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.

Case Officer: Hannah Barker Date: 11th September 2018

Authorised by: Peter Barnett Date: 12 September 2018