Development Management - Delegated Officer Report

Application Number: AWDM/1135/12 **Recommendation – Approve**

Site: **35 The Marlinespike, Shoreham-By-Sea, West Sussex, BN43 5RD**

Proposal: **Single storey rear extension (amendments to planning permission AWDM/0536/12).**

Date of site visit: 1 May 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached gable-fronted bungalow on the south side of The Marlinespike. It has a smaller gable-fronted projection at the front and a flat roofed side extension comprising a garage and family room on the east side, abutting a similar extension at the side of the adjoining bungalow. No.35 has rooms in the roof served by flat-roofed dormers on the east and west sides and a window in the front gable. The rear roofslope is fully hipped.

Permission was granted earlier this year to extend the rear roofslope to form a gable end and to construct a ground floor extension at the rear (AWDM/0536/12).

However, the applicant wishes to amend the part gable/part flat roof design and this application shows a shallow roof pitch across the full extension to form a central ridge. The rear extension measures 3m deep (0.3m less than approved) and 9.3m wide. The roof is 4m high at its highest point. The extension steps back at the western end by 0.7m but the outer wall and roof projects to the same depth as the deepest part of the extension, to form a sheltered recess.

Relevant site history

AWDM/0536/12 - Single storey rear extension and roof extension to form rear gable end – Approved

Consultations

Adur & Worthing Councils: The Environmental Health Officer recommends the precautionary contaminated land informative

Representations

None 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'
South East Plan (GOSE 2009): CC1, CC6, BE1
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 ground floor extension respects the character and appearance of the existing dwelling and is an improvement on the previously approved design. At 3m, the extension would normally be 'permitted development' but the roof of the extension ties into the already-extended main roof and exceeds 50 cubic metres in total volume. Nevertheless, the depth and form of the extension complies with the Council's DC Standard.

Residential amenity

The rear ground floor extension will not harm the amenities of neighbouring residents. To the west, No.37 has a single storey rear extension and conservatory. The proposed extension will not harm light to or outlook from that property. To the east, No.33 has not been extended but the proposal is sufficiently distant from the boundary (2.5m) and of a depth (3 m) as to not harm light and outlook at that property. The highest part of the extension is centrally positioned on the dwelling and well away from the boundaries. It does not therefore appear overbearing or result in light loss.

At the rear, the dwellings in East Meadway are only 14m from the front wall of the extension which is less than the 22m usually considered to be the minimum acceptable distance. However, the existing back-to-back distance is already below 22m and the extension comprises a ground floor addition which should not result in any material increase in overlooking.

Accessibility and parking

The application does not affect parking and access at the property.

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) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

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

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

Case Officer: Peter Barnett Date: 12 October 2012

Authorised by: Gary Peck Date: 12 October 2012