Application Number: **Recommendation –** Approve
AWDM/0287/13

Site: 115 The Crescent Southwick

Proposal: Single storey rear extension with raised stepped platform to rear.

Date of site visit: 9 April 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to one of a pair of matching semi-detached bungalows located on the north side of The Crescent, opposite its junction with Springate Road.

This is a predominantly residential area where neighbouring properties comprise of similar semi-detached bungalows, some of which have been extended into the roof with hip to gable and/or dormer extension at front and rear.

Permission is sought for a single storey extension to the rear, across the full width of the bungalow and would measure approximately 3.5 metres in depth and 4.2 metres in height to the top of a pitched roof. The eaves level would follow the level of the eaves on the existing building. A 0.6m high and 1.2 metre deep raised platform is proposed with steps down to the garden. A side extension is shown on the plans which would be permitted development subject to the use of matching materials.

Matching materials are proposed.

Relevant site history
AWDM/1275/12 - permission granted in 2012 for a hip to gable extension, dormer windows to the front roofslope, a rear pitched roof extension measuring 5.9 metres in height with roof light windows and a side dormer.

Consultations
Adur and Worthing Councils - The Environmental Health Officer has recommended a precautionary contamination condition.

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’
National Planning Policy Framework (CLG 2012)

Planning Assessment

The determining issues relate to the appearance of the development and its impact on visual amenity and the impact of the development on the amenities of neighbouring occupiers.

The site is not identified as being potentially contaminated therefore an informative is considered sufficient to advise the applicant of any potential contamination.

Visual amenity
In terms of scale and proportions, the design of the rear extension is in keeping with the design of the bungalow, set below the ridge line and following the eaves level of the recipient building. The proposals have reduced in scale since the previously approved scheme and would be sympathetic to the design of the recipient building.

A condition to secure matching materials is recommended.

Residential amenity
The main impact of the proposed development would be to the occupiers of No. 113 to the west and No.117 to the east. Occupiers to the north and south are sufficiently separated from the site so that no significant impact is caused given the scale of development proposed.

The attached bungalow at No.117 to the east has been extended to a similar depth at the rear to the proposal but with a flat roof and has a rooflight window behind this on the main rear roofslope. Although the proposed rear extension would be more bulky than the neighbours with its pitched roof design, much of the bulk would be set away from the boundary and having regard to the similar depth of the proposed extension to the extension at No. 117 and the previously approved rear extension at the application site that was designed with a higher ridge level and side dormer, it is considered that the proposed rear extension would not pose any significant threat to the amenities of the occupiers of No.117 in terms of loss of light or outlook.

To the west, there is a separation distance of approximately 5 metres between side walls of the No.113 and No.115. There is an intervening garage to the side of No.115 and although No.113 has side facing windows, these are set more towards the rear of the house and within their own extension. Having regard to this relationship, and that much of the roof bulk of the rear extension is pitched away from the neighbouring bungalow ,it is considered that there would be no significant impact in terms of loss of light or outlook.

The side rooflight windows would be high level in relation to internal floor levels therefore it is not considered necessary to control the type of glazing used. The platform is sufficiently small and separated from the boundaries to avoid any significant loss of privacy. However a condition is recommended to prevent any further side windows to the extension without permission to prevent any significant overlooking.

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 National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. No further side windows without approval
4. Permission relates to approved plans:
   Drawing Number 01 entitled 'Location Plan' deposited 13 March 2013
   Drawing Number 31 entitled 'Block Plan' deposited 13 March 2013
   Drawing Number 10 entitled 'Plan and Elevations as Existing' deposited 13 March 2013
   Drawing Number 30 entitled 'Revised Plans and Elevations as Proposed' deposited 13 March 2013

Informative:

- Contamination precaution
- 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: Rebekah Smith Date:2 May 2013

Authorised by: Peter Barnett Date: 7 May 2013