Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0883/12

Site: **1 Kent Close, Shoreham-by-Sea**

Proposal: **Single storey side extension**

Date of site visit: 13th September 2012

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

1 Kent Close is an end-of-terrace two-storey house, and a single dwelling. It is situated on the north-eastern corner of the junction of Stoney Lane with Kent Close, Shoreham-by-Sea. It forms the most westerly of a terrace of five flat-roofed 2-storey houses on the north side of this short cul-de-sac.

Permission is sought to erect a single-storey flat-roofed extension on the west side of the property. This would enlarge the existing kitchen on the ground floor.

The extension would be sited in line with the front elevation of the house. It would measure 2.8 metres wide, 3.96 metres long and 3 metres high, incorporating a mineral felt flat roof and a white fascia. It would have brick elevations to match the exterior brickwork of the existing building, and three double glazed white PVCu casement windows and a door; one window to the front (south) elevation, another to the side (west) elevation and the glazed door and a side light on the rear (north) elevation of the extension. An existing window on the front elevation of the building would be removed and the opening bricked up and completed to match the existing building.

The site lies within a predominantly residential area, consisting of 2-storey dwellings. The site is adjoined by a terraced house to the east, by a school and playing fields to the north, and by Stoney Lane to the west. To the south-east is a further group of 2-storey flat-roofed houses, and to the south is a wine merchants (shop). There are pitched roofed 2-storey dwellings elsewhere in the area.

Consultations and Representations

None

Relevant Planning Policies

Adur Local Plan AH7; AG1
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Under the above policies permission will normally be granted for extensions to existing dwellings (houses, bungalows and flats), provided that they would reflect, and not materially harm, the predominant characteristics of the building concerned, the adjoining buildings and the surrounding area, in terms of size, scale, layout, position, design and materials.

The side (western) area of garden of the property has a width of 8 metres and a length of 19 metres. It is screened by a laurel hedge to a height of approximately 2.5 metres and by a golden privet hedge on the corner of Kent Close and Stoney Lane.

The proposed extension would occupy the southern part of the side garden, finishing in line with the front elevation of the house, and leaving a distance of 4 metres to the curved corner of the property's boundary with Stoney Lane, increasing to 5 metres further north. It would have a flat roof and brick elevations and glazing, to match the existing building.

The proposal, in my opinion, would relate sympathetically to the predominant characteristics and appearance of the existing building and those of the surrounding area, and would not intrude into the street scene to an unacceptable degree.

However, this is only so long as the materials to be used in its construction match those on the exterior of the existing building, details and samples of which should be agreed in writing with the Local Planning Authority before works commence.

In addition, it is considered that a landscaping scheme, which shall include the retention of the existing laurel and privet hedges along the western and southern boundaries of the site adjacent to Stoney Lane and Kent Close and measures to ensure their protection during construction of the extension, should be required as a further condition of any permission granted, in order to safeguard the visual amenities of the area.

The landscaping condition should include the requirement that the hedge be retained as a screen to the development and not removed or reduced to below 1.25 metres in height, except with the prior written consent the Local Planning Authority.

On this basis, the application accords with the above policies and the proposal is considered acceptable. Conditional permission is recommended.

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 policies of the Adur Local Plan (AH7; AG1) 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/samples to be agreed in writing with the LPA before works commence
3. Landscaping scheme to be agreed before works commence; to include the retention of the existing laurel and privet screen hedges to the western boundary adjacent to Stoney Lane and not to be removed or reduce to below 1.25 metres in height except with the prior written consent of the LPA
4. Build in accordance with approved plans

Is recommendation contrary to letter(s) of representation? No

Case Officer: HBM Date: 17th September 2012

Authorised by: P Devonport Date: 18.9.12