Development Management – Delegated Officer Report

Application Number: **AWDM/1257/17**

Recommendation – APPROVE

Site: **57 Greenways Crescent Shoreham –By-Sea**

Proposal: **Single-storey side and rear extension to south and west elevations (to replace existing garage and conservatory).**

Date of site visit: 09.11.17

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to an end of terrace property on the west side of Greenways Crescent a road of similar terraced and semi- detached properties. The properties are predominantly set back from the road with a mixture of driveways and garages and on street parking. The properties have larger than average rear gardens and Greenways Crescent is on a slope.

No 57 comprises an end of terrace with existing detached garage to the south side. It has a conservatory to the rear which has a depth of 3.1m and a height of approx. 2.6m.

To the south side No 55 comprises a semi - detached property which is at a slightly lower level part single storey part two storey within approx. 1-1.5m from the boundary. The boundary comprises approx.. 1.8m Close boarded fence. The property is set back at two storey further than No 57.

To the north side is adjoined property No 59 which is terraced. The property has been recently extended with a single storey rear extension. No 59 submitted a notice to establish whether prior approval was required for the extension in 2015 under reference AWDM/0537/15. The proposal showed an extension which was 4.94m deep and 2.6m high with a flat roof. The extension was shown as a mixture of brick and render and a showed a blank elevation facing No 57. The extension is shown set slightly off the boundary with No 57. The notice indicated that prior approval was not required.

The extension has been built but not in accordance with the notice as it now shows a small high level window in the south elevation facing No 57.

There is currently an approx. 2m high Close boarded fence to the boundary at the property end of the garden.

The proposal to No 57 is for a wraparound single storey extension forming a replacement garage, new kitchen and living room. The garage would be set back approx. 1.5m from the main front elevation and approx.1.2m from the boundary with No 55. There is a small wc window shown in this elevation (south) and a personal door to the garage. A parking space will be retained to the front.

To the rear the extension would project back 3.8m nearest to No 55 and 4.1m on the boundary with No 59. The extension will be predominantly flat roofed to a height of approx. 2.6m with 2 roof lanterns in the rear element projecting a further 0.6m. Both are set in from the boundary. The materials to the extension are to match the existing.
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Consultations

Parish Council: - None

WSCC: N/A

Representations: None

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan (2016) Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

Residential amenity

In terms of the impact on No 55 to the south, the extension would be set away from the boundary, single storey and flat roofed. There is a close board fence to the boundary and although No 55 is at a lower level it is not considered that the proposed extension would have an impact on this property in terms of loss of light or overlooking.

With regards to the impact on No 59, this property has a large single storey extension to the rear projecting to a depth of 4.94m (as shown on the prior approval

notice), if the extension has been built to this depth this is beyond the proposed extension to No 57 which is proposed to be 4.1m (NB the submitted floor plan actually shows the proposal projecting to the same depth as the extension at No.59, measured as 4.1m deep from the original rear wall). No 59 is also at a high level so there would be no impact on No 59 in terms of the depth or orientation of the proposed extension. However the extension to No 59 has not been built in accordance with the notice and a small high level window has been inserted in the south elevation facing No 57. As the current application proposes bonding with the adjoining property, it is likely that this high level window will be obscured by the proposal. However in view of the fact that the window was not shown on the prior approval and only gains light by virtue of overlooking the adjoining property it is not considered that the loss of light to this window would have a material impact and be a reason for refusal. Furthermore the bonding and potential loss of this window would be a private matter between the occupants.

Visual amenity

In terms of visual amenity, the main element that would be seen from the road would be the proposed new garage. Although it is flat roofed, there is a parapet to the front to improve the design. There are also many examples of flat roofed garages/extensions in the street. The garage would be set back and it is not considered that it would have an adverse impact on the neighbourhood.

Recommendation

Approve

Subject to Conditions:-

1. Permission relates to approved plans
2. Standard time limit 3 years
3. Materials to match existing

Informatives:

1. Approved without Amendments

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

Case Officer: Jackie Fox Date: 13.11.17

Authorised by: Peter Barnett Date: 13 November 2017