Development Management - Delegated Officer Report

Application Number: **AWDM/0521/16** **Recommendation –** Approve

Site: 6 Benbow Close, Shoreham

Proposal: First floor extension to front (south) elevation

Date of site visit: 23 May 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to an end of terrace house located on the eastern end of a terrace of four houses which form a branch on the east side of Benbow Close. The house has a staggered frontage with a projecting section to the right hand side of the front elevation and with the adjoining dwelling having a matching front projection in symmetry at its left hand side. There are other similar terrace houses in the vicinity of the site. Permission is sought for the construction of a first floor extension to the front elevation. As originally submitted the extension was proposed to extend forward of the projecting front wall of the house by approximately 1 metre (to align with the ground floor) and to extend across at this line to infill to the side of, and effectively wrap around, the front projection. The application has since been revised to extend to the side of the front projection only with no extension infront of the projecting front wall. The pitch of the roof would be continued forward onto the new infill section to be consistent with the eaves level of the projecting element currently. The extension would measure 2.5 metres in width and 2.9 metres in depth approximately. Matching materials are proposed.

Relevant site history: None relevant

Consultations

Southern Water has provided advice on the location of a public sewer and for the applicant to discuss requirements with Southern Water. An informative is requested concerning connection to the public sewerage system.

Representations: None

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), notably para 56, 64

Planning Assessment

Residential amenity
The main impact from the front extension would be to the adjoining dwelling at No.5 where there is a similar recess which contains a window on the front elevation similar to that at the application site serving a bathroom. The applicant has reduced the depth of the extension to 2.9 metres since the original submission and it is considered that the harm to residential amenity would not be significant to justify refusal on residential amenity grounds. A condition is recommended to ensure no side windows are installed in the interests of protecting privacy.

Visual amenity
The front extension would result in the loss of the recess and staggered building line to the frontage. This is a feature that is repeated at the other end of the terrace, although the pair of houses at the western end of the terrace are wholly stepped forward of No.5 and No.6 and therefore not entirely uniform in appearance and with variety in the appearance of balconies and fennestration. There is some repetition of the staggered form elsewhere in Collingwood Court and Admirals Walk to the east and north of the site but there is more variety in design elsewhere in Benbow Close to the north and south.

The reduction in the depth of the extension has reduced its dominance and it would infill to the side of the projecting side wall only with no projection forward of the front wall. The use of cladding to the front elevation of the extension would help to replicate the pattern formed by the staggering of the adjoining dwellings. As the terrace itself is not uniform in appearance, the prominence has been reduced and the detailed design of the extension would be reasonably sympathetic, a refusal on design grounds would not be justified in this instance.

Flooding
The site lies partially within flood risk zones 2 and 3. The applicant has met the Environment Agencies requirement in confirming that floor levels will be set no lower than that of the existing dwelling and that flood proofing of the proposed development has been incorporated where appropriate.

Recommendation

Approve
Subject to Conditions:-

1. Permission relates to approved plans
2. Standard time limit
3. Matching materials
4. No side windows to west elevation

Informative

- The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the

presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- Southern Water – application for connection to the public sewerage system, sewer on site, investigation of sewer.

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

Case Officer: Rebekah Smith Date: 28 July 2016

Authorised by: Jo Morin Date: 28.07.2016