Development Control – Delegated Officer Report

Application Number: AWDM/0971/16 Recommendation – APPROVE

Site: 7 Hawkins Crescent Shoreham-By-Sea West Sussex BN43 6TN

Proposal: Single-storey rear extension to north elevation.

Date of site visit: 25.08.2016

Neighbours checked: Y

Site and Surroundings

The application property comprises a semi-detached bungalow located on the north side of Hawkins Crescent, backing onto the South Down National Park. It has been enlarged previously by rooms in the roof with front and rear dormers, and by a detached garage set back into the rear garden.

The attached bungalow to the west, No.9, has been enlarged by a rear conservatory approximately 3m deep. To the east, No.5 has been enlarged by a single-storey side/rear extension used as a 'granny annex' (AWDM/1207/13 refers).

Proposal

Permission is sought for a single-storey rear extension. It would be 4.2m deep and 6.3m wide set in from the common boundary with the attached bungalow by approximately 0.7m. The extension would have a dual-pitched roof with a central east-west ridge 3.4m high and a 'valley' joining the eaves of the existing bungalow. It is proposed to fore-shorten the existing garage by demolishing the front 1.8m depth to accommodate the extension.

Relevant Planning History: None..

Consultations:

Southern Water: Request an informative advising that an application will be required for connection to the public foul sewerage system. It is also advised that the exact positon of a public sewer within the site should be determined by the applicant before the layout of the development is finalised. No development or new tree planting should be located within 3m of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works. Furthermore due to changes in legislation that came into force on 1 Oct 2011 regarding the future ownership of sewers it is possible that a swer now deemed to be public could be crossing the site. Should any sewer be found and investigation will be required to ascertain its condition, the number of properties served and the potential means of access, before further works commence. The applicant is advised to discuss the matter with Southern Water.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (WBC 2003): AG1, AH7
SPG DC Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to upgrading the existing housing stock within the established built-up area. The key issues are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension would be located wholly at the rear of the dwelling. Angled views of the side may be possible from the street but such views will be narrowed by the siting of the recently completed 'granny annex' at No.5, which extends up to the common boundary separating the dwellings. The submitted forms states the construction will be of SIPS panels with a rendered finish. However, the applicant advised the Case Officer at the time of the site visit that this was no longer the intention and the outer skin would be completed in brickwork to match.

The proposed extension will be excavated into the sloping rear garden. It will be visible in views from higher ground to the north (within the SDNPA area), but will not appear as an unduly dominant or assertive feature (for example, compared to the existing large roof extensions).

An existing conifer tree in the rear garden of No.7 would need to be removed to accommodate the extension. Whilst attractive it is not worthy of a TPO.

Residential Amenity

The most affected properties are those adjoining to the east and west, No.5 and 9.

The proposed extension would be sited adjacent to the flank wall of the above-mentioned 'granny annex' but separated by the width of the driveway at No.7. A 3-pane window is proposed in the east side of the extension overlooking the blank flank wall of the neighbour's annex. There would be no loss of privacy as a result. Nor would the extension impact unacceptably on this neighbour in terms of overbearing effect or loss of sunlight/daylight.

The clear-glazed side wall of the conservatory addition at No.9 is visible above the panel fencing which marks the common boundary on this side. At 4.2m in depth proposed extension exceeds the maximum depth of 3.5m normally allowable as set out in the Councils SPG, and will project beyond the neighbour's conservatory by approximately 1.2m. Although the 'bulk' of the extension will have some effect on the

receipt of ‘borrowed’ light from the east, the main source of daylight to the conservatory is from the rear (north). Bearing in mind a gap to the side boundary of approximately 0.7m will be maintained, it is considered the height and depth of the extension would not have an unduly oppressive effect or result in such a serious loss of daylight to this property as to warrant refusal.

Recommendation

APPROVE subject to Conditions:-

1. 3-yr time limit
2. Approved plans
3. Matching materials, including making good of garage
4. No windows west side

Informative

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: Jo Morin Date: 26.08.2016

Authorised by: PD Date: 30.8.16