Expiry Date – 4/7

Development Control – Delegated Officer Report

Application Number: AWDM/0561/13 Recommendation – APPROVE

Site: 28 Springate Road, Southwick

Proposal: **Single storey rear extension and front dormers (rear dormers and side gable to be constructed under 'Permitted Development').**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached bungalow on the west side of Springate Road with a driveway on its south side and a detached garage on the southern boundary beyond the rear elevation.

The property is not in a conservation area and is not a listed building and there are no protected trees on the site.

Permission is sought to add a single storey rear extension across the full width of the rear measuring 3.5 metres in depth with a an eaves height of 2.3 metres, to match the existing bungalow, and a ridge height of 3.3 metres.

The applicant also intends to raise the side gable of the property and add a large rear dormer across the rear under permitted development but the proposal is shown for information .

Planning permission is sought for the installation of two front dormers. These dormers have been reduced in size since first submission following negotiations to improve visual amenity.

Relevant Planning History

SW/01/75 – Rear entrance porch to a private bungalow. Granted 2/6/75

SW/165/73 – Garage. Granted 10.9.73

SW/2938/53 – Extension to living room. Granted 13.3.53

Consultations

The ***Environmental Health*** officer has no objection but would like to see the precautionary contamination condition added to any approval.

Representations

None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (DCLG 2012)
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 and AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: No.3 'Extensions and Alterations to Dwellings';

Planning Assessment

Principle

The proposals will upgrade the property. Where extensions will have no significant impact on neighbours and are of acceptable design or in keeping with the general pattern of development of an area, permission will generally be forthcoming.

Visual amenity

Policy AH7(b) of the Adur District Local Plan requires extensions to be of a design and materials sympathetic to the original dwelling and the area in general. DC Standard No.3 states that dormers should not overdominate the roof.

Works to the roof include a raised gable and large rear dormer which according to the drawings are to be built under permitted development (39 cubic metres). Also proposed are two pitched roof front dormers. These dormers have been reduced in size since first submitted to reflect front dormers at Nos. 10 and 11 Springate Road. (No.10 approved August 2012 and No. 11 approved 2004).

The revised front dormers are of a more sympathetic scale and acceptable. Other larger front box dormers exist at Nos. 16, 33 and 26. No. 26's was built last year following planning permission. The revised front dormers are acceptable.

Residential amenity

Also proposed is a rear extension which extends from the original rear wall by 3.5 metres. No. 26 to the north has not extended at ground floor level. Appendix 11 'Supplementary Planning Guidance' comprising: No.3 'Extensions and Alterations to Dwellings'; states that rear extensions should normally be no deeper than 3.5 metres. The extension complies with this stipulation. The extension is to be flat roofed to a maximum height of 2.9 metres with a mock pitched roof around the rear and south side. This mock pitch is not shown adjoining the boundary with No. 26. To roof lanterns are proposed close to the original back wall of the house. These too are acceptable. Extensions of such a depth could be built under the new temporary neighbouring notification procedure in any event where no neighbouring objects, as at present.

A small single skin addition on the south side of the rear elevation is to be removed to allow for this replacement addition. No. 30 to the south is separated from the proposal by the application site's driveway. The extension itself will not be harmful to No. 30's amenity. A kitchen window is proposed in the side wall facing towards No. 30. As there is a relatively open view across to No. 30 it is considered appropriate that this windows should be obscurely glazed and fixed shut, except for the fanlight. Alternative ventilation, light and a view to this room can be provided from the rear elevation bi fold doors proposed and the dome light.

Conclusion

The extensions will not cause significant harm to neighbour amenity.

Recommendation

Approve

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved Plans
3. External materials to match existing
4. South side kitchen window obscure and fixed other than fanlight
5. No windows to be formed in south or north side window of rear extension

Informatives

1. 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.

2. This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.

Is recommendation contrary to any representations? Y/N

Case Officer signed: MOK Date: 3.7.13

Authorised and signed by: PD Date: 4.7.13