Development Control – Delegated Officer Report

Application Number: AWDM/0666/13 Recommendation – Approve

Site: 23 The Avenue, Shoreham-By-Sea, West Sussex

Proposal: Demolition of existing extension and erection of extension on same footprint with alterations to existing garage.

Date of site visit: 6th August 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi-detached dwelling originally two storeys with a loft conversion that has been constructed under permitted development. There is a single garage set back to the side of the property and a lean to extension to the rear which has recently been demolished.

Permission is sought to erect a single storey extension to the rear of the dwelling the full width of the property integrating into the existing structure of the garage. The extension is to be 3.7 metres in depth, 6.1 metres wide and is to have a sloping roof with a maximum height of 3.7 metres reducing to 2.5 metres. The extension will be finished in white render with alu clad timber windows and doors. A tiled roof is proposed with velux windows in the roof slope

Representations: No third party representations have been received.

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)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed extension is to the rear of the dwelling, it is therefore not visible within the street scene. The only alteration that is visible from the street is the change to the garage doors to allow for the extension to be integrated into the

existing garage whilst still allowing access to it from the front. (It should be noted that this garage is a store and not for storage of cars as the access along the drive is too narrow for such vehicles.) One of the two outward opening doors is to be narrower. This is a minor change that would have no adverse impact on the street scene.

The rear extension is very slightly deeper than the previous lean to extension by 0.3 metres it is also slightly wider by 0.4 metres. The extension is subservient to the main dwelling and is in keeping is design, scale and appearance. The use of render and tiles to match the adjacent extension at no. 25 will give a contemporary appearance and there is no requirement to match the existing red brick and concrete tiles of the existing house.

Residential amenity

The main properties to be affected are the attached semi to the east no. 25 and no. 21 to the west. No. 25 attached has an existing extension 3.5 metres in depth and the proposed extension will be built adjacent to this existing sloping roof extension. The roof slope will be similar to the adjacent extension and will only be slightly deeper. It is therefore considered that the proposed extension will not result in any loss of light or overbearing impact for the adjacent occupiers.

To the west the adjacent dwelling is separated from the site by the existing garage, this will screen some of the extension although due to the sloping roof the extension will be visible. It is however not considered that the extension will have any adverse impact on the bungalow to the west.

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 saved policies of the Adur District Local Plan (AG1, AH7)

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans

Informatives

1. 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. If during development, any visibly contaminated or odorous material, (for example asbestos, stained soil, petrol/diesel/solvent odour, underground tanks/vessels or associated pipework) is found to be present at the site, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site. It is advised that no further development shall be carried out until it has

been investigated. It is recommended that the Local Authority's Environmental Health Department is contacted for further advice.

2. 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: Hannah Barker Date: 6th August 2013

Authorised by: Jo Morin Date: 6 August 2013