Development Control – Delegated Officer Report

Application Number: AWDM/0547/13 **Recommendation – Approve**

Site: **38 Hammy Close, Shoreham-By-Sea, West Sussex**

Proposal: **Single storey extension to form enlarged lounge, kitchen and garage**

Date of site visit: 18th June 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a cul de sac of similar properties. There is an existing flat roof rear extension which is to be removed. The original single detached garage which would have been set back to the side of the bungalow has been demolished. At the time of the site visit the foundations had been put in place for a replacement enlarged garage. The new flat roof garage is proposed to join onto the proposed single storey flat roof extension.

The single storey extension is 1.9 metres in depth adjacent to the attached bungalow no. 39 and 3 metres wide. It then increases to 3.6 metres in depth and 2.6 metres wide. This part of the extension will attach to the proposed garage which is 3.1 metres wide and 8.7 metres in depth. The extension and garage are the same height at 2.7 metres.

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 single storey rear extensions are not visible from the street however the garage set back to the side will be. It is to be built on the site of the original garage however it will extend further forward by 3.7 metres to overlap with the extension. When viewed from the street scene the garage will appear subservient and not overly dominant. It will still remain set back behind the main part of the bungalow.

The single storey rear extensions are similar to those at the adjacent, attached bungalow. They are modest in scale and will be subservient to the main dwelling.

Residential amenity

The main properties to be affected by the proposed development are no. 37 Hammy Close to the east and no. 39 attached to the west. The attached bungalow has a matching single storey rear extension to that proposed. There will therefore be no loss of light or over bearing impact as a result.

The proposed garage will be adjacent to the boundary with no. 37 Hammy Close. As stated above the garage will be set forward by 3.7 metres beyond the existing garage at the adjacent property. There is an existing single storey flat roof extension at no. 37. There is a side window on the west side which will look onto the side blank elevation of the proposed garage. Historic planning records for the property show that this is a secondary window serving a lounge. There is a conservatory attached to the south elevation of the lounge through which the lounge receives light and is provided with an outlook onto the rear garden. By reason of its forward siting the proposed garage will have some enclosing effect on the outlook from the side window at No.37 but the effect is not so severe as to warrant refusal on grounds of overlbearing effect or loss of daylight.

Accessibility and parking

Off street parking will remain to the front of the proposed garage. Therefore the development will not result in any increased pressure for on street parking which is currently under pressure in this location.

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. Materials to match existing dwelling
3. Approved plans
4. No windows or openings shall be formed on the side walls of the garage or kitchen extension hereby approved.

Informatives

1. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

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: 18th June 2013

Authorised by: Jo Morin Date: 18 June 2013