Development Control – Delegated Officer Report

Application Number: AWDM/0518/13 Recommendation – Approve

Site: 101 Gordon Road, Shoreham-By-Sea, West Sussex

Proposal: Single storey side extension

Date of site visit: 25th June 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling located fronting onto Gordon Road with Eastern Avenue to the east. It is adjacent to similar style dwellings. There is a hedge to the front and side of the dwelling with trees and mature vegetation within the side garden. There is vehicular access from Gordon Road leading to off street parking to the eastern side of the dwelling.

Permission is sought for a single storey side extension with half hipped roof. It would extend the full depth of the dwelling at 7 metres, and would be 3.3 metres wide and 3.1 metres in height. The extension will provide a small store to the front with outward opening garage doors. Behind the store is a dayroom leading to a bathroom behind. There is internal access from the existing ground floor bedroom into the day room. There are sliding doors proposed on the side of the extension from the dayroom onto the side garden.

The extension is required to facilitate the living accommodation of the disabled occupier. The plans show the front store to be used for a mobility scooter.

Consultations

Adur and Worthing Councils: The EHO recommends a precautionary condition relating to possible contamination.

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.

The site is not specifically identified as contaminated and an informative is considered adequate for the purpose of informing the applicant of any risks.

Visual amenity

The proposed side extension is visible within the street scene to the side of the existing dwelling. It would be preferred if the extension were to be slightly set back from the front elevation, but the amount of internal floor area created is at a premium to provide the disabled occupier with accessible living accommodation on the ground-floor. This aside, the extension is modest in scale and will appear subservient in relation to the host dwelling. The roof gradient matches existing main roof slope. Due to the site being a corner plot, the side elevation of the extension will be visible from Eastern Avenue to the east. There is a set in from the highway due to a deep grass verge and pavement, there is also vegetation and the boundary hedge which will soften any impact. The extension will not be an overly prominent feature within the street scene.

Residential amenity

Due to the spacious plot and the positioning of the adjacent dwelling to the north east it is not considered that there will be any adverse impact on the occupiers of the adjacent dwellings. The existing dwelling screens the extension from the attached semi, no. 99 Gordon Road. The side elevation of No. 5 Eastern Avenue to the north east is at a distance of 9 metres from the proposed extension. The rear window of the proposed extension faces north toward the boundary with no. 5 however this window serves a bathroom and will therefore be fitted with obscure glazing, there will therefore be no overlooking.

Accessibility and parking

The existing access driveway from Gordon Road leads to the side of the dwelling, some of the existing hardstand will be lost due to the siting of the extension however off street parking will still remain to the front of the existing extension. There is also sufficient space to the side of the extension to create additional hard surfacing should this be necessary.

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. The bathroom window on the rear elevation of the development hereby permitted shall be fitted with obscure glazing at all times.

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: 27th June 2013

Authorised by: Jo Morin Date: 2 July 2013