Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0642/13

Site: **219 Old Shoreham Road**

Proposal: **First floor extension above existing ground floor extension**

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a first floor extension to measure (at max) 5.6 metres in height, 7.6 metres in width, and 4 metres deep.

The application property is a detached property on a corner plot. The building has been extended off the rear by way of single storey flat roof extension. The application has been amended since the original submission to reduce the depth of the extension and to omit a previously proposed balcony.

Relevant Planning History
None

Consultations
None

Representations
Objections received from occupiers of Nos. 211, 215, 217, and 221 Old Shoreham Road and Nos.1 and 5 Mile Oak Crescent, content summarised below:-

Only connected neighbour. Would block out our light and is incredibly over imposing, hemming us in. Any form of privacy would be lost to us with this huge balcony and a bathroom window and its associated noises directly facing into our garden and house. As live on such a busy road our only escape is our garden. Extension would be insufferable to us. Simply cannot envisage continuing to live here if extension allowed in any form. Objection is parking. Mile Oak crescent is over run with cars and access is almost impossible at present plus we have shared access to rear of our property which cannot be blocked at any time generally feels its an overdevelopment and intrusive to many in this area. Loss of privacy. Constitutes overdevelopment in an already crowded residential area. Parking is already severely constrained and adding further development will only exacerbate this, also there is a shared access road which access is required at all times. Concerned about effect on privacy and living in immediate neighbourhood. Firmly believe the balcony would encroach on privacy of my back garden. The extension is to the west of my house, the proposed roofline

would block out any mid to late afternoon sunshine currently enjoyed to the rear of my property. As a home owner with a family fully appreciate need to extend although believe immediate neighbours should be a priority in consideration. Not happy as will overlook my garden and take away some light.

Relevant Planning Policies and Guidance
Adur Local Plan: AG1, AH7
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable.

Visual amenity

The first floor extension is well integrated following the form and shape of the main building. Its fenestration is similar to that of the main building, and matching external surfaces would be used.

No visual harm would arise from this development.

Residential amenity – effect on existing dwellings

It is the neighbours either side and to the rear of the application site who are principally impacted upon by this development (it is physically removed from the remainder).

Neighbour to west

As a result of this development this neighbour would experience some overbearing, and the first floor rear bedroom window would lose some light and outlook.

However the rear wall of this property (No.217) projects forward of the existing rear wall of the original house at No.219 and the depth of the proposed extension beyond the rear wall of No.217 will therefore be 2.3m. Furthermore, the submitted drawings demonstrate compliance with BRE light standards in relation to light entering the first floor rear bedroom window, so the severity of light reduction would not be adverse. Similarly, there would be at least 1 metre retained between the extension flank and the neighbouring property, so the degree of overbearing would not be intolerable.

The rear windows would allow for only oblique views onto this neighbour, and the window in the side wall is to be obscured glazed and top hung so intrusive views onto the neighbour would be avoided.

Neighbour to north

The substantial distance between the extension and this neighbour is sufficient to avoid harm to the residential amenities of this neighbour.

Neighbour to east

The highway of Mile Oak Crescent separates the application site from this neighbour, so no adverse overbearing or overshadowing and invasive overlooking would be avoided.

Parking and accessibility

A good deal of the application site is put over to driveway so it can accommodate the additional parking demand generated by a larger house.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 and the planning policies set out in the National Planning Policy Framework

Subject to Conditions:-

1. Standard time
2. Approved plans
3. Exterior materials to match
4. No windows in flanks other than shown
5. First floor window obscured and top hung

Informative

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.

Is recommendation contrary to any representations? Y

Case Officer
Signed: Matthew Porter Date: 2-7-2013

Authorised and signed by: Peter Barnett Date: 2 July 2013