Development Control – Delegated Officer Report

Application Number: AWDM/0924/16 Recommendation – APPROVE

Site: 18 Holmbush Way, Southwick, BN42 4YA

Proposal: Single storey rear extension with terrace to south elevation

Date of site visit: 21.07.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached bungalow located on the south side of Holmbush Way. The street scene is characterised by predominantly semi-detached bungalows, although there are some groups of 2 storey semi-detached houses. The street rises from the west to the east, and the topography of the site is also on sloping land, with the level falling to the south.

The rear of the bungalow once contained a conservatory, but this has recently been removed. The concrete base though is still in position, and currently has a balustrade fence around it for safety purposes, as the land drops suddenly down from the outside edge of the base. A set of concrete steps to the outside of the balustrading leads down to the rear garden area. The garden is fenced, by approx.. 2m high fencing. Steps to the other side of the concrete base also lead down to the garden and even more terrace like steps are within the garden area.

The site backs onto a recreation ground and play area, to the side of the recreation ground is Quayside Youth Centre.

There is a shared side drive, with no. 20, to the side of the property, leading to a large prefabricated, concrete garage.

The adjoining property, no. 16, has a rear conservatory extension, and a timber gazebo type structure up to the boundary with the application site.

Proposal

Planning permission is sought for a single-storey rear extension extending from the rear over onto the existing former conservatory base. The brick extension will measure some 5.5m wide x 3m deep x 5.5m high. A platform area, with a glazed balustrade and steps into the garden will be positioned to the rear elevation of the extension. This platform will measure approx.. 4.1m wide x 1.1m deep.

Consultations:

Southern Water :
Request informatives regarding connection to the public sewerage system; surface water; and existing on site sewers.

Environmental Health:
Request precautionary condition regarding potential on site contamination..

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed brick extension would be across the width of the rear section of the dwelling that protrudes out, and it will replace a former conservatory which has now been demolished. The extension will be slightly deeper than the original conservatory by approximately 1m, it will also be higher than the earlier conservatory, by having a tiled, hipped roof that ties in with the existing roofline.

In design terms the rear extension appears as a seamless extension of the original dwelling.

Residential Amenity

Within the Adur Local Plan, Development Control Standard no. 3, Extensions and Alterations to Dwellings, it requires that rear extensions on semi-detached properties, should be no deeper than 3.5m and should be sited one metre or more from the boundary with neighbouring properties. In this instance of the application site, the extension is shown to be 3m and it is sited 2.2m from the dividing boundary with the adjoining semi, and will be approx. 1.5m from the boundary with the other neighbouring property to the east (no. 20). It thereby conforms with the policy requirement.

Notwithstanding the above, the adjoining neighbour, no. 16, has constructed a gazebo between its rear conservatory and the boundary with the application site. Further, the rear room faces full south, and thereby receives the maximum sun each day.

It is thereby considered that the proposed rear extension will not result in unacceptable harm onto the neighbouring residential properties, and will be in

keeping with the character of the locality. As the extension is located wholly at the rear it would have no impact on the street-scene.

Recommendation

APPROVE subject to conditions

1. Approved plans.
2. Standard time limit.
3. No windows in side elevations.
4. Materials to match existing.

Informative

1. Approved without amendment.
2. Precautionary contamination.
3. Connection to public sewerage system.
4. Existing on site sewers

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 17.08.2016

Authorised by: Jo Morin Date: 18.08.2016