Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0444/12

Site: **23 Oxen Avenue, Shoreham-by-Sea, BN43 5AF**

Proposal: **Single storey rear extension with extended raised terrace (amendment to planning permission AWDM/1016/11 to increase depth of extension)**

Date of site visit: 04/04/12 and visited neighbour (No.21) on 18/04/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached dwelling on the west side of Oxen Avenue. It has a large area of raised patio at the rear with steps down to the garden beyond. Planning permission was granted earlier in the year for a single storey extension across the rear of the dwelling (AWDM/1016/11). The design of the proposal was amended during the course of the application from a monopitch roof to a dual pitched roof, in order to reduce the impact on neighbouring dwellings. The depth of the extension was also reduced by 0.5m.

The extension, as approved, measured 8.1m wide, 3.5m deep and 3.6m high. A single rooflight was proposed on both roof slopes with bi-fold doors across the rear. The existing patio was to be extended by 1.8m approximately with new centrally positioned steps down to the garden.

The current application seeks permission to increase the depth of the extension by 0.5m to 4.0m, to the same depth as originally proposed at the time of the last application. The reason for this is the position of a sewer which runs close to the proposed extension. Southern Water require the extension to be moved away from the sewer by 0.5m to prevent the back wall of the extension from running directly above it.

In all other respects the proposal is the same as approved, with the extended patio projecting to the same depth, but effectively reduced in area due to the increased size of the extension.

Relevant site history

As described above

Consultations

Adur & Worthing Councils: The Environmental Health Officer recommends the precautionary contaminated land condition

Representations

1 email of support received from the occupiers of 21 Oxen Avenue as they consider that their light and privacy is safeguarded

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 extension will be 4m deep which is 0.5m larger than that recommended in the Council’s DC Standard. However, it will not appear unduly dominant within the plot, having a low eaves height of 2.1m and a shallow pitch to the roof. The extension will extend beyond the side wall of the house but will be screened in views from the street by the garage at the side of the property.

Residential amenity

The development will not result in harm to the adjoining properties. No. 25 to the north has a conservatory extension immediately on the boundary with No.23 with a blank side wall behind the boundary fence. The proposed extension will not affect light or outlook to the conservatory, particularly as the roof design was previously amended to reduce the bulk of the extension and bring it away from the glazed roof of the adjoining conservatory.

To the south, No. 21 has a rear extension set off the boundary and a side kitchen extension which is in line with the rear wall of the original house at No.23. Following a visit to the adjoining property the planning officer is satisfied that there would be no loss of light or outlook from their kitchen window. The window is recessed as result of an extension at the rear of No.21 and the edge of the SW corner of the extension will marginally transcend a 45 degree line measured from the midpoint of the kitchen window at No.21. However, the extension is to the north of that property, has a shallow pitched roof and is positioned 0.6m off the boundary. On balance, it is not considered that the proposal will adversely affect the occupiers of No.21 and the enjoyment of their property. Furthermore, they have written in support of the application.

The proposed extended patio will be screened by the boundary fencing and should not result in increased overlooking. As the existing fencing contains an open trellis at the top which could enable some views into adjoining gardens, a condition can be imposed requiring a 1.8m high closeboard fence screen to be maintained on both sides.

Accessibility and parking

The proposal does not affect parking or access at the property

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 etc
3. The extended patio shall not be brought into use until a 1.8m high closeboard fence has been erected on either side of the patio (measured from the level of the top of the patio). The screen fence shall thereafter be permanently retained.
4. Approved plans

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

Case Officer: P Barnett Date: 15 May 2012

Authorised by: Jo Morin Date: 15 May 2012