Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0652/12

Site: **36 Adur Avenue, Shoreham BN43 5NL**

Proposal: **Construction of a single-storey flat roofed extension with raised rooflight to rear elevation (following removal of existing sun room)**

Date of site visit: 23.05.12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application property is the western half of a pair of 1940's semi-detached, rendered, houses with ridged roofs and gable ends located on sloping ground on the north side of the road. The house is served by a driveway on the west side, shared with the adjacent house (No.38) which leads to two single garages at the rear of the houses.

The house has previously been extended with a single-storey flat roofed, timber framed sunroom, attached to the west side of what appears to be a rendered narrow set of outdoor store closets.

Permission is sought for the demolition of the existing structures to the rear, and the erection of a single-storey, flat roofed extension of more solid construction, that would be 4.8m wide, by 3.4m deep, by 2.9m in height. The extension would be for an additional dining room and would be served by a large projecting roof light and full height glazed panels and double doors into the rear garden. The extension would be inset from the west elevation by 1.1m.

To the west, on the opposite side of the shared drive is No.38, a similar scale dwelling which has been extended with an angular shaped conservatory across the entire rear elevation of the property. The angled eastern side corner faces the shared drive and is glazed with obscured glass, the rear of the conservatory is adjoined to the detached garage by a 1.8m high close boarded fence. To the east the attached house has a rear conservatory (adjoining the applicant's original store), across the rear elevation, that projects 2.3m from the rear of the dwelling.

Representations

Third Parties: There have been no third party neighbour objections.

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'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity
Visually the existing sun-room is in a poor state of repair, and needs renovation. The large amount of single glazing is likely to have poor thermal qualities, and it is considered that the proposed new structure, built to today's Building Regulations will vastly improve the sustainable qualities of the dwelling. The design of the extension is relatively sympathetic with a rendered finish and timber framed fenestration.

The extension would not be visible from the highway in front of the property owing to how far set back from the road the main two-storey house is, and due to the extension being inset by 1m from the side elevation of the property. Given that the extension will not be particularly prominent it is not considered that it would detract from the overall appearance of the house.

Residential amenity
The proposed extension would be only 0.2m higher than the existing rendered store structure at the rear of the property, and it would be no deeper than the existing structures which are to be demolished. Therefore it is considered that the proposed extension would not have a noticeable difference on the residential amenity of the attached dwelling.

The proposed extension would have a glazed door in the west side elevation, which would face towards the shared drive and the neighbours conservatory. Whilst this would result in overlooking of this area it would be no worse than from the side elevation of the sun room which is entirely glazed with clear glass.

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) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc

3. No windows or other openings in east side wall of the extension etc
4. Permission relates to approved plans:
Drawing No: 1:1250 Site Location Plan WSX320168. Date Received: 22.05.12

Drawing No: 1013/SU1	Date Received: 22.05.12
Drawing No: 1013/P2	Date Received: 22.05.12
Drawing No: 1013/P3	Date Received: 22.05.12

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

Case Officer: C. Hone Date: 28.06.12

Authorised by: P Barnett Date: 29.06.12