Development Management - Delegated Officer Report

Application Number: **AWDM/1020/16** **Recommendation –** Approve

Site: 12 Wessex Walk, Shoreham By Sea

Proposal: Two storey side extension

Date of site visit: 5 September 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site comprises an end of terrace two storey house located on the north side of Wessex Walk which is part of an open plan development of similar houses. The terrace fronts onto a communal lawned area with other similar terraced houses on the south side.

Permission is sought for the construction of a two storey extension to the side (east) elevation. The extension would measure approximately 3.4 metres in width and 7.4 metres in depth, set back from the main front wall of the house by 1.55 metres approximately. The extension would have a pitched roof set approximately 0.45 metres below the existing ridge line. Matching materials are proposed.

Relevant site history
SU/7/90/TP Two storey side extension and detached garage at rear. Refused 13.2.1990 for the following reasons:

The proposed two-storey extension, by reason of its excessive size and projection too close to the front of the house on the opposite side of Wolstonbury Walk, would be overbearing and detrimental to the residential amenities and environment of the area.

Consultations
Southern Water: requires a formal application for any connection to the public foul sewer and for any sewer found during constructed to be investigated.

Representations
None

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

Residential amenity
The extension would be sufficiently remote from neighbouring occupiers to the rear and those in Wessex Walk to the west and south. The main impact would be to the east in Wolstonbury Walk where a distance of approximately 11.5 metres would exist between the side wall of the extension and main front wall of No.30 to the east. The previously refused 1990 scheme was for a wider two storey extension that would extend 1.2m beyond the rear wall of the existing house and would result in a spacing of 9m. Although the spacing between the existing side wall and the frontage of No.30 would be narrowed considerably under the application proposals, given the presence of the existing building and the setback from the front of the house resulting in a lower ridge level to that of the existing building, and that the extension would not project beyond the existing rear wall of the house, the harm caused would not be to an extent to warrant refusal of the application on these grounds. Side windows can be obscure glazed to avoid overlooking.

Visual amenity
When compared with the previously refused 1990 proposal, a reasonable space would be retained to the side boundary and the scale of the side extension would not compromise the overall spacious and open plan character of the locality. The design with a 1.55 metre setback proposed, would appear reasonably subservient to the recipient building and through the use of matching materials the extension would blend with the existing building. Overall, design and impact on the character of the area are considered acceptable.

Recommendation

Approve
Subject to Conditions:-

1. Permission relates to approved plans
2. Standard time limit
3. Matching materials
4. Obscure glazing to 1st floor side window
5. No further side windows to east elevation

Informative

- 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.
- Southern Water – application for connection to the public sewerage system
- Southern Water – investigation of any sewer found during construction works

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

Case Officer: Rebekah Smith Date: 4 October 2016

Authorised by: Peter Barnett Date: 4 October 2016