Expiry Date - 24/09/2015

Development Control – Delegated Officer Report

Application Number: AWDM/0684/17 Recommendation – Approve

Site: 1 Park Road Shoreham-By-Sea West Sussex BN43 6PF

Proposal: Single-storey rear extension with raised patio to south elevation.

Site and surrounds

The site is in a residential suburb of Shoreham in an inter war estate of semi detached bungalows in relatively modest plots, characterised by hipped roofs and white rendered walls and brick plinth with small bays Many have been extended at the rear and benefit from paired garages at the back between each group of semis The terrain is flat.

The bungalow is at the western end of an estate road on the south side.

It is flanked and faced by similar semis but there is a school playing field are at the back and the shallow back gardens of three bungalows (Nos 45, 45A and 47) which face Park Ave at right angles adjoin the back garden on the SW side.

The application bungalow is modest in size comprising one bedroom, kitchen and lounge and study and has added a 2.75 ms deep rear, mono pitched, glazed conservatory, set off the boundary with the near side neighbour at No 3 by just over 3 ms. Solar panels have been added on the rear south facing roof slope of the bungalow roof. The front garden has been hard surfaced for parking. Its flat roofed rear/side garage is served by a drive and is positioned on the east side abutting the back gardens of Nos 45A and 47 The garage also adjoins the east side of the conservatory . Just to the south of the garage is a reasonably sized summer house, also abutting the boundary.

No 47 flanks the bungalow itself, separated by its own driveway and shed. No 45A's rear garden also contains a shed abutting No1's summer house but a tall fence marks al of the common boundary. A tall fence also marks the boundary with No 47.

No 3 has added a shallow rear conservatory with windows on the east side. Its common boundary is marked by a 1.2 ms tall hedge and the occasional taller shrub.

Proposal

This comprises demolishing the existing conservatory and building a deeper, single storey pitch roofed, rear extension. This has been hipped at the back following negotiations to make it more neighbourly and improve its design.

It involves the demolition of the existing conservatory and removal of the summer house. It is 3.5 ms deep and set back from No 3 the same distance as the conservatory. It provides andextended kitchen/diner. There are south facing windows onto an extended patio and east facing doors similar to the existing conservatory.

Ancillary works include a slight lowering of the garage roof, the patio extension which is enclosed by a dwarf; adding 2 solar panels to the west main roof of the extension and the levelling of the driveway.

It is faced in render and brick with concrete pantiles on the roof to match the existing. .

Planning History

None

Site Visit

24.5.17

Representations and relevant consultation responses :

None received.

Planning Assessment

The principal issues raised by this proposal are:-

- Principle of development
- Impact on the amenity of future occupiers and neighbours
- Impact on the integrity of the design of the property and character of the townscape.
- Access and parking

As such the relevant planning framework is:

Submission Adur Local Plan Policy 15; 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)

Principle of development

The loss of garden is minimal compared to the overall remaining space and the quality of the space lost is not significant in overall environmental terms. The site is reasonably sustainably located in the urban area and upgrades and expands the living accommodation. The solar panels help mitigate climate change and are supported.

The supporting works are largely permitted development or de minimis in themselves.

Impact on the amenity of neighbours

The extension is deeper and taller than the demolished conservatory but is set back a sufficient distance from No 3 and Nos 45,45A and 47 and is screened to a large extent from Nos 45,45A and 47 by the garage. The hipping of the roof also helps reduce the massing. Given the above, no unacceptable harm to outlook or natural light will result for any impacted neighbour and the facing French doors are no different to that of the existing conservatory.

The other works are minor and incidental

Impact on the integrity of the design of the property and character of the townscape

The extension is substantial but not overpowering and the design and materials harmonize well, especially with the hipped roof.

The other works are incidental.

Access and parking

This is unaffected.

Recommendation:

Grant Permission subject to conditions on time; build to approved drawing; external materials to match existing external finishes and no new windows in southern flanks of extensions.

Delegated

Case Officer P Devonport
sign……..Date……19.7.17

Authorising Officer sign: Gary Peck Date: 20 July 2017