Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1524/12

Site: **55 Grinstead Lane**

Proposal: **Proposed single storey rear extension**

Date of site visit: 4th January 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal site is a 2 storey semi detached property on the east side of Grinstead Lane, a residential road comprising a variety of houses and bungalows. To the rear is flatted development. There is a garage set back behind the property on the northern boundary. The extensive garden is bounded by 2m close boarded fencing on the south and east boundaries. The northern boundary has a close boarded fence between the garage and the rear of the property and chicken wire fencing and foliage towards the rear of the garden.

There are no existing extensions to the application property. No.57 (attached to the south) has a full width single storey addition to the rear, no.53 (north) also has a single storey rear addition.

The proposal is for a full width rear extension with a tiled mono-pitch roof (6x 3.5x 3.5) with velux roof lights, rendered to match the existing rear elevation.

Relevant site history

There is no relevant site history.

Consultations

Environmental Protection*:* Recommend potentially contaminated land precautionary condition.

Representations

The occupier of No. 57 Grinstead Lane has expressed concern regarding party wall issues and the proximity of the proposed extension to the existing extension at No.57. Concerns regarding damp, how the walls will be rendered and that the proposal will make their footings unstable.

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

Principle

The proposed works would result in 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. The proposed extension would be 3.5m deep, in accordance with the SPG.

The site has not been identified as contaminated and an informative is considered adequate for the purpose of informing the applicant of the potential risk.

Visual amenity

The rear extension would not be visible within the streetscene and would be similar (to the same depth and roof profile) to the existing extension at No.57 Grinstead Lane. This would result in a balanced rear elevation, acceptable visually because No.57 has a similar rear extension.

Residential amenity

The main properties impacted upon would be No.57 to the south and No.53 to the north. There is sufficient separation between the application property and No.53, as such the impact on this property would be minimal. Whilst the occupier of No.57 has expressed concerns, the issues raised are matters that would be dealt with under the Building Regulations and are not a relevant planning consideration. By virtue of the fact that the proposed extension would be built to similar dimensions to that of No.57, there would not be any adverse impact on residential amenity.

Accessibility and parking

N/A

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 north side wall of the extension etc
4. Permission relates to approved plans:
   Drawing No: JW/12/097 received 17th December 2012.

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

Informative:

1. Precautionary land contamination

Is recommendation contrary to letter(s) of representation?

No

Case Officer: Jo Sanderson Date: 29th January 2013

Authorised by: Jo Morin Date: 31 Jan 2013