Application Number: ADC/0733/07 Recommendation – APPROVE

Site: 63 Hawkins Road, Shoreham-by-Sea BN43 6TH

Proposal: Single-storey rear extension

The Application

The application site contains the southern half of a semi-detached pair of bungalows, with hipped roofs, located on the eastern side of the road. The bungalow does not appear to have been altered apart from the addition of a small rear conservatory under 'permitted development rights'.

The applicant proposes to replace the existing conservatory with a rear extension measuring 3.5m in depth and 7.7m in width, with a 2.9m high flat roof, plus a roof lantern 3.5m high, above a dining area. The southern half of the extension would accommodate a new larger kitchen, the existing kitchen becoming a study.

Consultations and Representations

Third Parties: An objection has been received from the residents of No.61 (the northern half of the pair of bungalows) on grounds of loss of light to their lounge, creating a "tunnel effect" and noise disturbance during building work (which would prevent them sleeping late morning/afternoon as they both work shifts). ***[NB. a request is made to speak at the Committee meeting]***

+1 obj/comm

Relevant Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

The Council's Development Control Standard No.3 states that where rear extensions are located within 1m of a common side boundary of an attached dwelling, they should not normally be any deeper then 3.5m. Where dwellings have been built with projecting sections, DCS No.3 goes on to state that it would not normally be acceptable to build an extension infilling the space between the projection and the boundary of the attached dwelling, unless both owners cooperate to build a combined extension. This is because the property which is not extended may be left with rooms in a deep recess which would have a poor outlook and insufficient light.

Visual amenity, character and appearance

The extension is of a design typical of rear extensions to bungalows and, utilising matching building materials, it would not be out of character with the existing building.

Residential amenity – daylighting

Despite the concerns of the neighbours in the attached bungalow to the north, it is considered that the effect on daylight to their rear lounge window as a result of the proposed extension is within acceptable levels. The depth of the extension accords with the maximum 3.5m limit set out in Council's Development Control standards for rear extensions within 1m of a side boundary with an attached dwelling. The standard does state that extensions will not be permitted where a neighbouring window would be left in a deep recess. However, in this case, although the neighbours' window would be in a recess, it is not excessively deep or narrow. The existing conservatory already has some effect.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7) and the adopted West Sussex Structure Plan 2001-16 (DEV1).

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ei (Materials to match existing)
3. C18Eiv (No windows in north side wall)

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