Expiry Date –1/11

Development Control – Delegated Officer Report

Application Number: AWDM/1077/12 Recommendation – APPROVE

Site: 297 Upper Shoreham Road

Proposal: **Single storey extension to east side.**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Detached house on the south side of Upper Shoreham Road opposite The Driveway. The property has a gated side access on the east side of the property and is set off the west boundary by approximately 1 metre.

It is proposed to add a single storey extension on the east side of the house. The extension is set back from the front of the house by 500mm. It is proposed with a mono pitched roof to a height of 2.1 metres to eaves and to ridge, abutting the flank wall of the house, of 3.5 metres. It is to have doors either end and three rooflights.

This house accommodates one family including a severely disabled young adult and his care team. The extra space is required for storage of related essential equipment.

Relevant Planning History

09/0336 – single storey rear extension. Granted 20.10.09

04/44 – Change of use from dwelling to rest home. Granted 21.4.04

01/248 – Reversion of use from rest home to dwellinghouse. Granted 6/11/01

99/156 – single storey rear extension. Granted 18/10/99

99/121 – Rooms on roof for staff accommodation (with front and rear dormers). Granted 13.9.99

99/87 – Two-storey extension at side (front), enlargement of pitched roof at side; and part single/part two storey rear extension. Granted 19/7/99

89/77 – Front and rear dormers and enlargement of pitched roof on east side including two-storey extension on north east corner. Granted 1.6.89

83/210 – use of house as home for seven elderly persons. Granted 13/12/83

72/234 – two storey extension. Granted 7/6/72

Consultations

The ***Environmental Health*** officer has no objection but would like to see the precautionary contamination condition applied.

Representations

One objection received from No. 295.

- the property has already been overextended and dominates the neighbouring properties;
- It is overbearing and oppressive;
- The extension is very close to the boundary and will result in increased overlooking from the three rooflights and two doors proposed;
- These windows will also allow more noise to emanate from the site;
- A further extension will increase problems of parking.

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): SCT1, BE1 and CC6
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 and AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'.
National Planning Policy Framework (DCLG 2012)

Planning Assessment

Principle

The upgrading properties is supported in principle and the extension will help provide for the needs of a disabled occupant. Extensions to dwellings where no harm to neighbour or amenity or visual amenity is caused are generally acceptable.

Residential amenity

The proposed extension will extend up to the shared boundary with No. 295 but will not encroach as confirmed by the agent's email of 6th September as follows*: 'There will be no encroachment into the neighbouring property of any of the structure including foundation, walls and gutters and rain water pipes. The intension is to form a secret gutter (applicant's side of the boundary) and discharge in the existing surface water drainage system'.*

No. 295 sits forward of the application property by approximately 1.5 metres and off the common boundary by 1 metre. It has a solid imperforate flank wall. The extension will extend 1.5 metres beyond the main rear wall of No. 295. No. 295 has a double storey rear bay nearest the site.

It is not considered that the extension will result in any harm to the living conditions of occupiers of No. 295. No overlooking will occur from the three rooflights or the two doors proposed either end.

Visual amenity

Policy AH7 (b) of the Adur District Local Plan requires extensions to be of a design and materials sympathetic to the original dwelling and the area in general. The extension is proposed to sit 500mm back behind the main front wall. It is only 1.7 metres side. Whilst it would be preferable to maintain a gap to either side boundary the extension is only single storey and so will not lead to a terracing effect. Other properties in the area have enclosed side passageways. A gap to the west side boundary is maintained. The appearance of these houses as distinct detached properties will not be lost.

Parking

The extension is small and will only allow for increased storage. It will not exacerbate a parking problem.

Conclusion

The extension will not lead to any harm to a neighbour or to the appearance of the house or wider streetscene.

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 Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 and AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings', South East Plan policies (CC1, CC6, BE1) and the National Planning Policy Framework.

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved Plans
3. External materials to match existing
4. No windows to be formed in east side wall

Informatives

This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.

Is recommendation contrary to any representations? Y

Case Officer signed: MOK Date: 17/10/12

Authorised and signed by: P Devonport Date: 17.10.12