Development Control – Delegated Officer Report

Application Number: AWDM/0299/13 Recommendation – Approve

Site: 136 Greenacres, Shoreham-By-Sea, West Sussex

Proposal: Single rear extension to replace existing conservatory.

Date of site visit: 1st May 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises of an end of terrace two storey dwelling within an estate of dwellings of similar design and appearance. There is an existing conservatory to the rear of the dwelling 3.5 metres in depth with a hipped roof.

Permission is sought to demolish the existing conservatory and to erect a single storey flat roof extension of brick construction with bi folding doors to the rear and a roof lantern. The extension will be slightly nearer to the boundary than the existing extension. The extension is 5.7 metres wide and 2.9 metres high (maximum 3.9 to the top of the roof lantern.) The depth of the extension as originally submitted was 4 metres. Amended plans have been received showing the depth of the extension reduced to 3.5 metres on request of the planning officer.

Representations: 1 letter of representation has been received objecting to the proposed extension: -

- The extension will be deeper
- The wall will be higher
- The wall will be closer to the boundary fence, no room for repair of maintenance
- Plain wall on boundary, featureless which will obstruct light and restrict the view.
- I trust the plans could be modified to take these points of view into consideration.

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

Principle

The proposal comprises 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.

Visual amenity

The extension is to the rear of the dwelling and is therefore not visible within the street scene. It is considered to be in keeping in design and scale with the existing building. The extension will be visible from within the allotments and burial ground to the east however the extension will have no greater visual impact than the existing conservatory.

Residential amenity

As the property is end of terrace the main dwelling to be affected in no. 135 Greenacres to the west of the site. The conservatory as existing is visible from this neighbouring property with clearly glazed high level windows adjacent to the boundary. The extension as reduced in depth at 3.5 metres will be no deeper than the existing conservatory. It will however be slightly closer to the boundary. The depth of 3.5 metres adjacent to the boundary is considered to be acceptable in this case. It complies with the Council's Development Control Standards which sets a maximum depth of 3.5 metres for single storey extensions adjacent to the boundary of a semi detached of terraced dwelling.

The side elevation will also be blank which will reduce limit light pollution and overlooking which has the potential to currently existing with the high level clearly glazed windows adjacent to the boundary with no. 135. Although the proposed extension is likely to have a greater impact than the existing conservatory (due to it being slightly higher and closer to the boundary) however it does comply with the Council's Development Control Standards and there would be no justification for refusal in this case.

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)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Approved plans: - Drawing no. 1 – received 25th March 2013
   Drawing no. 5 Rev B – received 7th May 2013

Informative

1. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

2. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Hannah Barker Date: 8th May 2013

Authorised by: Jo Morin Date: 9 May 2013