Development Control – Delegated Officer Report

Application Number: AWDM/0943/19 Recommendation – APPROVE

Site: 23 Falcon Close, Shoreham-by-Sea, BN43 5HN

Proposal: Single storey side/rear extension to west and north elevations.

Date of site visit: 04.07.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is a semi-detached chalet bungalow on a corner position within Falcon Close. Because of its corner position, it has a larger than average rear garden, being wider at its rear boundary than its front boundary. Its neighbour at no. 24 has a similar situation with regard to its plot, but has a larger plot.

The dwelling has been extended at the rear with a rear flat roof extension; a rear conservatory; a rear dormer; a side utility room; and a front dormer. There is also a flat roof garage abutting the side boundary to no. 24. The boundary wall to no. 24 is approx.1.5m high. At the rear of the site is a large detached timber cabin outbuilding with an attached covered decking area. This decking area meets with a paved patio/walkway from the house.

To the rear of the site is an alleyway, approx. 1m wide, separating Falcon Close from the properties in Harbour Way.

Falcon Close comprises a varying mix of designs and sizes, and many have front dormers.

The proposal seeks permission to demolish the existing garage and replace it with a much larger side around flat roof extension attached to the existing dwelling.

It will measure some 2.98m wide at the front and 6.67m at the rear with the length of the side elevation being approx. 13.2m, and will have a height of approx. 2.85m.

The existing rear extension and conservatory will be extended/remodelled to provide a full width flat roof structure to marry into the proposed new side extension.

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan Policy 15
DC Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment
The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the streetscene in general.

Visual Amenity

The side extension will be wider at the rear than the front by some 3.6m, and will be off the side boundary by a minimum of 1m. Because of the corner positioning of the property within the street, the splaying of the built form will not be readily noticeable within the wider street scene. It will be viewed directly to the front of the dwelling, and to the west side, specifically from no. 24. However, the extension will be single storey which will diminish its visual effect from the front and side positions.

The height of the extension will be some 2.8m to its flat roof, and the west side boundary wall to no. 24, is approx. 1.5m in height. Thereby, the resulting height difference between the wall and the extension would be approx. 1.3m. However, the neighbouring dwelling, no.24, has a wide gap at the boundary side of their property, which accommodates a garage; a shed; and a glasshouse, thereby this buffer will lessen the impact of the extension and it is not considered that it will materially affect the visual amenities of no. 24.

The rear extensions will largely be a remodel of the existing extension and conservatory. The depth of the new rear extension will be the same as the existing extension namely 3.5m, and it will be set off the boundary with no. 22 by the same amount of 200mm, but elevationally, it will look different by having a more modern approach to its design, with a flat roof and bifold glazed doors together with sliding glazed doors.

Residential Amenity

The distance between the rear elevation of the extension and the properties in Harbour Way to the north, will be approx. 20m and more, and thereby it is not considered that there residential amenities will be affected.

The properties either side, no.'s 22 and 24, would be the most affected by the proposal, however, it is not considered that no. 22's existing residential amenities would be materially affected given that the rear remodelled extension will be the same depth as the existing extension.

No. 24 would be the most affected as the side extension will be on the west elevation. However, given that the existing garage will be demolished which was up to the boundary; that there will be a minimum gap of 1m retained between the extension and the boundary; and no. 24 has outbuildings close to the boundary acting as a visual buffer, it is not considered that the side extension will materially affect the existing residential amenities of no. 24.

There are proposed windows in the west side elevation serving a bedroom and a utility room. The bedroom window will face onto the side elevation of the neighbours garage and the utility door and window will face onto another outbuilding. Further, the existing utility room is in the position of the proposed utility room, albeit, approx. 3m back from the boundary, there would not thereby be any significantly different view onto the neighbouring property, to result in material harm. However, a condition limiting additional windows onto this elevation would be considered reasonable.

Recommendation

APPROVE

1. Standard time limit
2. Approved plans
3. Materials to match existing
4. No additional windows on the west elevation

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 02.08.2019

Authorised by: Jo Morin Date: 05.08.2019