Expiry Date – 31/8/12

Development Control – Delegated Officer Report

Application Number: AWDM/0791/12 Recommendation – APPROVE

Site: 19 Larkfield Close

Proposal: Demolition of existing extension and replace with conservatory.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to an end of terrace two storey 1970's house on the east side of Larkfield Close close to its junction with Freshbrook Road. The property is built in a buff/brindle brick with a clay tiled roof with high level painted render panel.

It shares a north side passage with other houses which is approximately 1.5 metres in width.

The extension measures 3.34 metres in depth and is almost the full width of the property. It is 2.8 metres high to the underside of the eaves and has a shallow pitched glazed roof to a maximum height of 3.6 metres. It will mostly replace an existing flat roof extension but the wall adjoining No. 20 will be retained and extended in depth by 350mm.

The property is not in a conservation area and is not a listed building.

Relevant Planning History

None.

Consultations

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

Technical Services comment as follows::

Whilst the site lies within the recognised EA flood zones 2and 3, it does not lie in an area shown to be prone to surface water flooding on the EA Flood Map for Surface Water.

I would think that the applicant is aware of flooding in the area and will have taken this into consideration when engaging the designer, and therefore as the increase in roof

area is minimal and will have little effect upon the drainage situation in the area we do not wish to comment further upon this application

Lancing Parish Council: *No comment*

Representations

None received.

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): SCT1, BE1, CC6
National Planning Policy Framework (DCLG 2012)
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.

Planning Assessment

Principle

Single storey rear extensions are in principle acceptable subject to their size and design and impact on neighbours or the appearance of the area.

Neighbour 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. DC Standard No.3 states that single storey extensions should not exceed 3.5 metres in depth.

The proposed extension has a depth of 3.34 metres and retains the existing conservatory wall on the boundary with No. 20 as the flank wall of this extension. A shallow pitched glazed roof is proposed to a maximum height of 3.6 metres (eaves height 2.8 metres). The extension adjoins a flat roofed rear extension at No. 20 which has a similar depth to the proposal. No. 20's extension has a solid flank wall.

On the outside boundary the extension will adjoin the 1.5 metre shared passageway.

The extension will not be harmful to neighbour amenity.

Visual amenity

In visual terms the proposal is typical of a rear domestic extension and acceptable.

Flood risk

The site does lies within flood risk zones 2 and 3. A rudimentary flood risk report has been submitted but this only deals with surface water flooding. The applicant and agent have been advised of the site flood zone status and advised that a solid floor addition with raised power points would be more appropriate and less vulnerable. The applicant

has advised that he is happy to proceed on the basis of the suspended floor as proposed. Floor level is 650mm above ground level.

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 South East Plan policies (SCT1, CC6, BE1), 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 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 side walls

Informatives

1. 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.

2. This site is within flood zones 2 and 3 and the Council has made the applicant aware of this. His choice to build the extension as proposed with a suspended floor is at his own risk.

Is recommendation contrary to any representations? N

Case Officer signed: Date: 10/8/12

Authorised and signed by: Jo Morin Date: 10 August 2012