Development Control – Delegated Officer Report

Application Number: AWDM/0196/18 Recommendation – APPROVE

Site: 15 Nursery Close, Shoreham-by-Sea, BN43 6GJ

Proposal: Proposed rear single storey extension with gable roof to align with existing and single storey adjoining garage extension including utility space. Front porch extension relocating front entrance to property.

Date of site visit: 26.02.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

Detached bungalow situated within the close of a cul-se-sac. Narrow frontage and wider rear garden area. Vehicular access and drive leading to existing garage.

Proposal seeks to provide a single storey, flat roof, infill extension between the north and east elevation to create an en-suite for the Master Bedroom;

A single storey, partially pitched roof and partial flat roof, rear (south) extension across more than the whole width of the rear elevation which continues further to the west to be approx. 400mm from the side boundary with no. 16 Nursery Close, and measuring approx. 4.6m wide x approx. 4.1m deep x 4.6m high to the pitch ridge and approx. 2.6m to the flat roof;

A car port adjoining the side extension to the south, the existing bungalow to the east; and the boundary to the west;

A new entrance door to the bungalow will be provided off the north elevation of the side extension and access gained to it from under the car port;

2no. new rooflights within the existing east facing roofslope.

Relevant Planning History:

AWDM/1867/17
Single storey extension to include replacement garage to south and west elevations. Relocation of front entrance door and porch to north elevation.
Approved 01.02.2018

Consultations: None undertaken

Representations: None received

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
SPD Development Management Standard no. 2 “Extensions and Alterations to Dwellings”
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

The extensions will all be single storey and the main living extensions will be positioned from the neighbouring properties a sufficient distance to be acceptable. The extension of the ridge will add bulk at the rear of the building but it is a sufficient distance from each boundary to not cause a loss of amenity.

The widened rear extension will be close to the side boundary with no. 16 (approx. 400mm), but it will be replacing an existing garage which is positioned closer to the boundary. Further, the neighbouring property has a brick garage onto the boundary at this point; thereby meaning that it is unlikely to have a detrimental effect onto the neighbouring property.

The wide rear extension, being predominantly at the rear it will not cause any harm to the street scene, and further, it will have a car port directly to the front of it, resulting in sufficient screening.

The car port will be an open structure which will give a sense of space to the site, and the relocated entrance to the dwelling will be gained from within the car port.

Residential Amenity

The most affected properties are those adjoining to the east and west, no.’s 14 and 16 Nursery Close, along with the properties to the rear, no.’s 24 and 25 Nursery Close.

There is a distance of approx.7m from the rear extension to the rear boundary, which given that the extensions are single storey, is considered an acceptable distance not to negatively impact onto the rear properties.

The side of the extension is close to the neighbouring garage, thereby will not overshadow the neighbouring property in any significant manner. The side car port will be very close to the side boundary, but given that it will be a flat roof will mean that it too will not result in any significant overshadowing or overbearing.

The new single storey flat roof infill extension is angled between the east and north side of the property, and will be approx. 1.2m from the side boundary with no. 14m

which is considered satisfactory so as not to result in unacceptable harm to that property.

The will be new fenestration also, but again, it is not considered that there will be any demonstrable harm resulting from these additions.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to match existing

Informative

1. Approved no revisions by LPA

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

Case Officer: Eve Hearsey Date: 02.05.2018

Authorised by: Peter Barnett Date: 2 May 2018