Development Management - Delegated Officer Report

Application Number: AWDM/1207/13 Recommendation – Approve

Site: 5 Hawkins Crescent, Shoreham-By-Sea, West Sussex BN43 6TN

Proposal: Single storey rear/side extension

Date of site visit: 15 October 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi detached bungalow on the north side of Hawkins Crescent. The site slopes from the road northwards to the Downs which immediately abut the rear boundary. It is proposed to construct a single storey rear extension (as permitted development) and a single storey flat roofed extension on the western boundary which is to be used as bedroom and lounge accommodation for an elderly relative, as well as a utility room for the main bungalow. It will have a link doorway into the main property.

The annex extension will measure 3.6m wide, 12.8m deep and 2.3m high. It is to be constructed on the western boundary and will be cut in to the rear garden at its northern end to account for the sloping ground.

Relevant site history

None relevant

Consultations

None

Representations

None received

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 will sit towards the rear of the property and, while the front of it will be visible from the street, it will be sufficiently distant to not adversely affect the street scene. It will not project any further into the garden than the neighbour's garage and is not considered to result in a cramped or overdeveloped rear garden.

Residential amenity

The extension would run from the rear corner of the existing bungalow to the end of the neighbour's garage and most of the extension will be screened from the neighbour to the west by their garage. The front section will be visible but it will abut the neighbour's driveway and will be approximately 3m from the side wall of that property, which contains no windows.

The extension will be almost 10m from the boundary to the east and will not cause any loss of light or outlook to the adjoining half of this semi detached pair. A window and doorway is proposed in the east elevation which will face east across the applicant's garden towards the boundary and some views will be possible back towards the neighbour's property. On balance, however, the extent of overlooking is not considered to be harmful and it should be noted that similar levels of overlooking could be obtained from a smaller summerhouse sited within the rear garden which would not require permission.

Accessibility and parking

The property will retain a long driveway capable of accommodating at least two cars.

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) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Ancillary use only
4. Approved plans

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

Case Officer: Peter Barnett Date: 4 November 2013

Authorised by: Gary Peck Date: 4 November 2013