Expiry Date – 30/3 ppa agreed to 30/4

Development Control – Delegated Officer Report

Application Number: AWDM/0102/21 Recommendation – Grant

Site: 7 Dolphin Road, Shoreham

Proposal: **Demolition of existing rear extension and construction of larger single storey rear extension**

Neighbours checked: Y

Additional neighbour notifications: re-notification on revised drawings.

Date of Site Visit: 27/4

Site and Surroundings

This application relates to an end of terrace inter war house on the north side of Dolphin Road close to the junction with Eastern Avenue. As built these properties have half width rear additions.

Between Nos. 7 and 8 is a 1 metre wide shared passage. No. 8 has a solid wall rear addition on the passage boundary to the depth of that to be removed at No. 7. No. 6 is unextended on the common boundary. A recently replaced garden fence between Nos. 6 and 7 includes a gate in it, 2.4 metres from the rear wall. The neighbour at No. 6 claims right of way over No. 7's garden. The applicant denies this right exists.

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

Proposal

The applicant wishes to demolish the rear addition and replace it with an almost full width extension. The proposal has been revised since first submitted and instead of being fully 4 metres in depth it is 3 metres in depth 300mm off the shared boundary with No. 6 and 5 metres deep on the eastern boundary. It has a flat roof a maximum 2.9 metres in height and two domed rooflights.

Relevant Planning History

None.

Consultations

Environmental Health: Hours of construction, precautionary contamination condition.

Representations

Objection from No. 6 summarised as follows:

4 metres deep will block my gate and fence. There is a 'right of way' across 5, 6 and 7 Dolphin Road. Moving the gate further along the fence would mean it opens onto turf. I need the firm footpath due to mobility issues.

4 metres would build over a manhole to which access is required at all times.

The height and depth of the extension will mean loss of light to my living room.

The extension must not overhang the common boundary or damage the fence and gate.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

The extension is set 300mm off the boundary with No. 6 and has been reduced in depth to 3 metres on this side. It is not considered that an extension of this depth and height will cause significant harm to occupiers at No. 6.

The depth of the extension will block a gate in the common fence which would currently allow occupiers at No.6 to access the applicant's garden. The applicant denies right of access exists. The objector has been advised that this a private matter and something the Council has no knowledge of nor can get involved in.

No. 8 has a rear addition on the alleyway boundary to the same depth as the existing addition on site to be demolished, approximately 1.7 metres. The extension is proposed to extend 5 metres in depth on this side. In effect this would be 3.3 metres beyond the rear wall at No. 8 but separated from it by the common passageway. Again no significant harm will occur as a result.

Typically an hours of build condition is not applied to domestic extensions. The precautionary contamination condition requested is instead added as an informative.

Character

This extension is at the rear and adequate garden area is to be retained.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *No side windows.*

Informative

1. 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.
2. Prior to works commencing you are strongly advised to explore the claim made by the owner of No. 6 that she has right of way over the garden at No. 7. This development will currently obstruct the gate from No. 6's garden into No. 7s. However, this is a private matter between both parties and not something the Council will be involved in.
3. Precautionary contamination

Is recommendation contrary to any representations? Yes.

Case Officer signed: MOK Date: 29.4.21

Authorised and signed by: Peter Barnett Date: 29 April 2021