Development Management – Delegated Officer Report

Application Number: AWDM/0764/16 Recommendation – APPROVE

Site: 5 Orchard Close Southwick

Proposal: Single storey extension to north east elevation

Date of site visit: 28th June 2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi detached two storey dwelling in a cul de sac of similar properties. The dwelling is set back from the street with a large front garden and due to its position on the bend the property frontage is wide, narrowing to the rear. Off street parking is to the side of the dwelling in the widened space.

There is an existing single storey flat roof rear extension that serves as a utility. This is to be removed and permission is sought for the extension rebuilt with an increased width to include French doors onto the garden and extending to the rear into an irregular, triangular shape to incorporate a shower room. It appears that the irregular shape allows for set in from the boundary with no. 3 Orchard Close to the north where the sites narrow and also allowing distance from the boundary with the attached dwelling no. 7.

The extension has a maximum depth of 6.1 metres and width of 4.5 metres. Yet the width of the main part is 3.6 metres reducing to 1.5 metres. It is of flat roof design with two rooflights up to a maximum height of 3.3 metres.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension will be visible within the street scene as is the existing utility extension at present. The additional 'tapered' in section will be visible in addition yet due to its set back to the rear of the property and also its chamfered corner it is not considered that it will be detrimental to the street scene, despite is unusual design. Materials will be used to match existing.

Residential Amenity

The reason for the unusual design is to avoid impact upon the adjacent dwelling, no. 7 attached and no .3 to the north. No .3 has a flat roof rear extension which due to the angle of the boundary looks out toward the rear of the application site. By 'cutting off' the corner of the extension this avoids any overbearing impact to the adjacent dwelling by setting it in from the boundary.

The depth of the extension is acceptable in this case due to it being set away from the boundary with the attached dwelling at no. 7 by a minimum of 3.3 metres. There are French doors proposed on the side elevation of the extension however no other openings are shown. A condition is attached to ensure that this is the case to avoid any overlooking toward the boundary with no.7. The submitted plans show a 45 degree line taken from the rear of no. 7 and the extension clearing this line. Therefore there is not considered to be any loss of light or overbearing impact which would warrant a refusal in this case. There is a single storey extension at no. 7 built up to the boundary therefore the impact of any extension at no. 5 is lessened.

Recommendation

APPROVE

1. Time limit
2. Materials to match existing
3. No windows or other openings in side elevation.
4. Approved plans

Informative

1. pro active no amendments

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

Case Officer: Hannah Barker Date: 5th July 2016

Authorised by: Peter Barnett Date: 6 July 2016