**Development Management - Delegated Officer Report**

**Application Number:** **AWDM/0781/13** **Recommendation –** Approve

**Site:** 14 Croft Avenue, Southwick

**Proposal:** Removal of rear conservatory and construction of single storey rear extension

**Date of site visit:** 19 August 2013

**Neighbours checked:** Y

**Additional neighbour notifications:** N

**Proposal, Site and Surroundings**

The application site relates to a two storey semi-detached house located on the south side of Croft Avenue. The house has been extended at the rear with a conservatory. The attached house has a small lean to structure at the rear.

This is a predominantly residential area comprising of a mix of housing with mainly semi-detached houses in Croft Avenue. Further to the north west is the Southwick shopping area.

Permission is sought for the construction of a single storey rear extension which would involve removing the existing conservatory. The extension would measure 3 metres in depth from the existing rear wall and extend across the full width of the house. A lean-to roof is proposed measuring 3.8 metres in height approximately. Matching materials are proposed.

**Relevant site history**

SW/12/03/TP Planning permission granted for the construction of a rear dormer in 2003

ADC/0127/07 Planning permission refused in 2007 for the conversion and extension to form 2 flats

ADC/0338/07 Planning permission refused in 2007 for the conversion and extension to form 2 flats

**Consultations**

***Adur & Worthing Councils:*** The Environmental Health Officer has recommended a precautionary contamination condition.

**Representations**

One letter of representation received from the occupier of No.12 to the west, objecting to the application on the following grounds:

- Loss of light and heat to the glazed porch which is used for growing plants
- Inconvenience caused by noise and dust from building work and potential encroachment onto objectors land.
- Drainage problems

**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**

The site is not identified as being potentially contaminated therefore an informative is considered sufficient to advise the applicant of any potential contamination.

**Visual amenity**

The extension would be located at the rear of the house and therefore not readily visible in the streetscene. The scale and proportions of the extension would be in keeping with the recipient building and its design would not be harmful. The use of matching materials would help the extension to blend well with the existing building.

**Residential amenity**

To the east, no.16 is set forward (north) of No.14 but is well separated with the side access driveway of No.14 running between the two houses and the depth proposed is no more than what would be allowable as permitted development on this side of the rear elevation and only a relatively small increase in bulk in comparison with the existing conservatory. The side window in the proposed extension could be obscure glazed to minimise any overlooking.

The adjoining house to the east at no.12 has an existing lean-to measuring approximately 1 metre in depth and there is 1.5 metre high (approx.) fencing to this boundary. The objectors concerns are noted in relation to the inconvenience of building work and drainage, but these are not determining issues. In terms of the encroachment mentioned, the extension is shown not to encroach over the boundary and Certificate A has been signed. In relation to the objectors concern over the loss of sunlight, having regard to the relationship with No.12 and the depth and height proposed, it is considered that any loss of light would not be so significant that could warrant refusal of the application and there would be no significant impact in terms of loss of outlook. A condition can be added to ensure no new windows are installed to the side in the interests of protecting privacy.

**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 time limit 3 years
2. Matching materials
3. No additional side windows
4. Side window (east) to be obscure glazed/fixed to .7m
5. Permission relates to approved plans:
   Drawing number CH549/001 entitled 'Location & Block Plans' deposited 27 June 2013
   Drawing number CH549/002 entitled 'Existing Plans' deposited 27 June 2013
   Drawing number CH549/003 entitled 'Existing Elevations & Sections' deposited 27 June 2013
   Drawing number CH549/004 entitled 'Planning Application Proposed Plans' deposited 27 June 2013
   Drawing number CH549/005 entitled 'Planning Application Proposed Elevation & Sections

Informative:

- Contamination precaution
- The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**Is recommendation contrary to letter(s) of representation? Y**

Case Officer: Rebekah Smith Date: 19 August 2013

Authorised by: Jo Morin Date: 19.08.2013