Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0563/13

Site: **54 Greenways Crescent**

Proposal: **Rear single – storey extension (existing conservatory removed)**

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a single storey extension to measure (at max) 3.7 metres in height, 5 metres in length, and 9 metres in width.

The application property is an end of terrace property that has been extended at the side. Its brick exterior walls are white painted. The building has been extended off the rear by way of flat roof extensions and a conservatory.

Relevant Planning History
None

Consultations
Adur & Worthing Councils: The **Environmental Health** contamination officer *requests the imposing of precautionary contamination condition*

Representations
None

Relevant Planning Policies and Guidance
Adur Local Plan: AG1, AH7
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The extension design is rudimentary in its design but it would not be conspicuously visible from public viewpoint. Its scale is appropriate to the rest of the building and its fenestration resembles that of the main house.

Insufficient visual harm would arise from this as to warrant refusal on design grounds alone.

Residential amenity – effect on existing dwellings

It is the neighbours either side of the application site who are principally impacted upon by this development (the remainder are physically removed from it).

Neighbour to south

Sufficient distance would be retained between this extension and the neighbouring building, which exhibits no principal habitable room windows facing the application site.

This distance would avoid overbearing and overshadowing effect, and overlooking would be limited to oblique views so as not to be adverse (the sole window in the side being high level and obscure glazed).

Neighbour to north

This neighbour already experiences a degree of overbearing and overshadowing as No. 54's existing conservatory is built hard up against shared boundary.

Compared to this, a solid walled extension would have a marginally greater impact in terms of overbearing and overshadowing. At 3.5 metres in length loss of light and outlook to the neighbour's lounge would occur. However this room is served by full height patio doors and this length of extension meets the Council's adopted guidance in relation to householder's extension and impact on neighbour's living conditions. It would be substantially shorter in length than the existing conservatory, which would be removed so as to improve the neighbour's outlook. The proposed extension is also designed as single storey with a flat roof which reduces its impact. There are no windows in the extension flank, so overlooking onto this neighbour would be oblique.

Given all this, the arising impacts would not result in adverse harm to the living conditions of the adjoining neighbour.

Contamination

The site is not contaminated so an informative would suffice to raise the applicant's awareness of this risk.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the

area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 and the planning policies set out in the National Planning Policy Framework

Subject to Conditions:-

1. Standard time
2. Approved plans
3. Exterior materials to match
4. Window to be obscured in south elevation

Informative

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.

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented

Is recommendation contrary to any representations? N

Case Officer
Signed: Matthew Porter Date: 10 -6-2013

Authorised and signed by: Peter Barnett Date: 11 June 2013