Development Management – Delegated Officer Report

Application Number: AWDM/1259/15 Recommendation – APPROVE

Site: 5 The Lynchetts Shoreham-By-Sea

Proposal: Proposed single storey side/rear pitched roof extension (existing garage removed)

Date of site visit: 22.09.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi-detached dwelling in a cul-de-sac of similar properties. There is a front lawn and hard stand with driveway that runs to the eastern side of the dwelling. There is a flat roof single garage set back to the side/rear of the main house there is also an existing rear conservatory with lean to roof. The ground level drops significantly to the east the other side of the boundary with no. 4. There is a retaining wall the other side of the driveway at no. 4.

Permission is sought to remove the existing rear conservatory and single garage. As originally submitted plans showed a single storey wrap around extension to incorporate a store to the side of the existing house with the rear part of the extension comprising of a utility room to the rear of the garage and a kitchen extension the full width of the existing house. The proposed garage and utility extension to the side will fill the width of the existing driveway at 2.2 metres. As initially submitted the utility and kitchen components extended to the south by 3 metres with a pitched roof having a maximum ridge height of 4.1 metres.

Amended plans have since been received to show the depth of the rear extension reduced to 2.6 metres in depth with the maximum ridge height of the extension reduced to 4.05 metres.

Consultations

Southern Water

Southern Water objected to the original proposal as it involved building over a public foul sewer which crosses the site. Discussions have since been held between the applicant and Southern Water to investigate a suitable solution. This involved the reduction of the proposed extension to ensure that no structure (footing, walls etc) are built within 300mm from the existing public foul sewer/manhole.

Further advice has subsequently been received from Southern Water confirming conditional approval is to be given to build over/near the public sewers at this address subject to meeting the following conditions: -

1. No structure (footings, walls etc) running within 300mm from the existing 150mm vitrified clay (VC) public foul sewer/manhole is permitted.
2. Where within 3.00 metres of the sewer, foundations must be taken a minimum of 150mm below the invert level of the sewer/manhole. The depth of the sewer is approximately 1.50 metres deep below ground level at the time of survey.
3. Any additional new connections to the public sewerage system require a Section 106 connection application to be submitted and approved by Southern Water Services. Please note that, where there are separate systems available Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored.
4. Care must be taken when working in the area of the public sewer pipeline so that no damage is caused, as any damage will be repaired at the client's expense.

Representations:

No third party representations have been 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

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house. A recent approval at No. 6 the attached semi-detached dwelling to the west was given under reference AWDM/1259/15 in March 2015. This was of a similar design and size although there is some variation. The extension at No. 6 has been recently completed at 3 metres in depth.

Visual amenity

The proposed extension which is set to the side of the dwelling will be clearly visible from the front of the property and within the street scene. The application site is at a higher level than no. 4 adjacent therefore the extension is not screened to any extent as was the case with no.6. It is however considered that the set back from the front of the property allows the extension to appear subservient despite it being set at a higher ground level. The pitched roof is in keeping with the main roof and will be constructed in brick and tile materials to match.

The rear part of the extension is screened from the street by the main dwelling and the store extension. The demolition of the existing garage which is set back and

development to the side of the house allows for the retention of off street parking to the front of the dwelling whilst making fuller use of the limited rear amenity space.

The agent originally submitted the plans that are subject to this application and then subsequently superseded them with an enlarged scheme which showed the side extension much closer to the front of the house with a higher pitch and greater mass of extension. Following a site visit it was considered that the scheme as proposed was too large and dominant with a too high roof pitch and expanse of building along the side elevation. Therefore the applicant's agent was advised to reduce the scheme and the original scheme was proposed. This results in a lower pitch, greater set back and lesser expanse of development, which is considered to be acceptable.

Residential amenity

The main dwellings to be affected by the proposed extension are No. 6 the attached semi to the west and No. 4 to the east. No. 4 is at a lower ground level and as existing the two garages at the application site and no. 4 are attached. The garage at the site is to be demolished and the submitted plans state that the exposed western side of the garage at no. 4 will be rendered and painted white. A condition is set out below to ensure this work is completed (as was the case with consent for no.6 AWDM/0260/15.)

Despite the side extension being at a higher level, there are no windows proposed on the side elevation. Therefore there is no overlooking or loss of privacy in this case. The extension will be adjacent to the side elevation of no. 4 where there is an obscurely glazed first floor window which appears to serve a bathroom.

The attached dwelling to the west has the recently completed extension, referred to above, adjacent. The proposed rear extension will be no deeper than the existing adjacent extension and will have a lower pitch. It is considered that there will be no adverse impact with regards to loss of light or over bearing impact. The Council's Development Control Standard no. 3 'Extensions and alterations to Dwellings' state that extensions in this context can be permitted up to 3.5 metres, where no adjacent extension exists.

Despite this being acceptable on visual and residential amenity terms, an objection was made by Southern Water as discussed above. Subsequently the depth of the rear extension has been reduced. This does not alter the recommendation and the proposed extension remains acceptable in relation to its impact on neighbours and the street scene.

The issued raised by Southern Water are set out below as conditions.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Drawing no. 08 Rev B – Site location plan, block plan - received 20.01.16
   Drawing no.10 Rev D – Building as proposed Ground Floor Plan – received 15.01.16
   Drawing no. 11 Rev D – Building as proposed Scheme Drawing Elevations and Sections – received 15.01.16
   Drawing no. 15 Rev – Building as proposed Ground Floor Plan Revised rear extension to meet sewer exclusion zone requirements – received 15.01.16
   Drawing no. 1 – Building as existing – received 24th Aug 2015
   Drawing no. 02 Rev A – Building as existing - received 24th Aug 2015

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

   Reason: *In the interests of visual amenity and to comply with saved policies of the AH7 of the Adur Local Plan.*

4. Following removal of the existing garage and prior to the use of the extension hereby permitted the exposed eastern side wall of the garage at no. 4 The Lynchetts shall be rendered.

   Reason: - In the interests of visual amenity and to weather proof the existing structure.

5. No windows in the eastern elevation.

Informative

1. Proactive Statement – revisions
2. The conditional planning permission granted under this notice is separate to any decision made by Southern Water under different legislation on an application to build adjacent to the public sewer crossing the site and the conditions attached to any approval granted by them. If in doubt the applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hants SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

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

Case Officer: Hannah Barker Date: 29th February 2016

Authorised by: Jo Morin Date: 01.03.2016