Expiry Date – 8/1/13

Development Control – Delegated Officer Report

Application Number: AWDM/1402/12 Recommendation – APPROVE

Site: 8 Hawkins Crescent

Proposal: **Single storey rear conservatory with raised deck and railings and steps.**

Neighbours checked: Y

Additional neighbour notifications: Y – re-notification with revised scheme and corrected description.

Proposal, Site and Surroundings

This application relates to a semi detached bungalow on the south side of Hawkins Crescent. The property is not in a conservation area and is not a listed building.

The property has a rear conservatory which is to be remodelled to create a more robust extension. It also has a rear dormer, as has No. 10.

The garden level is considerably below internal floor level and the existing conservatory has 5 steps down into the garden.

The proposed extension measures 2.25 metres in depth. It is set off the boundary with No. 10 by 600mm and in from the outer flank wall by 750mm. It has the same eaves height as the existing bungalow (3.3 metres) and is proposed with a modest pitched roof with a ridge height of 3.8 metres. Also proposed is a raised deck area measuring 2.4 metres in depth and a maximum 900mm in height. It is enclosed by railings of 900mm in height and has an obscure glazed screen on the west side, closest to No. 10, which is 1.8 metres high.

Relevant Planning History

None.

Consultations

The ***Environmental Health*** officer has no objection but would like to see the precautionary contamination condition added to any approval.

Representations

None received.

Relevant Planning Policies and Guidance

National Planning Policy Framework (DCLG 2012)
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 and AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'.
South East Plan (GOSE 2009): BE1, CC1, CC6

Planning Assessment

Principle

Where an extension or alteration will not harm neighbour amenity and is of good design it will generally be acceptable. This extension requires planning permission because the eaves height is greater than 3 metres within 2 metres of the boundary and because of the proposed raised deck.

Residential amenity

Development control standard 3 expects single storey extensions within 1 metre of the boundary not to exceed 3.5 metres in depth.

The proposed extension remodels the existing conservatory. The main changes involve the introduction of a solid pitched roof and the increase in the amount of solid to glass, the solid being additional brickwork not pvcU panelling. The depth of the extension remains the same. The wall adjoining No. 10 remain solid with the outer flank wall retaining its doorway on to the drive but other glazing removed and solid brick walls added. On the rear glazing is reduced.

The alterations to the extension will have no greater impact on either neighbour.

Also proposed is a raised deck area which measures 2.4 metres in depth. The garden slopes down from the back of the house into the garden such that the maximum height of the deck, at the rear, would be 850mm. The deck is set off the shared boundary with No. 10 by 500mm. It is proposed to screen views in the direction of No. 10 by erecting an obscurely glazed screen on the western terrace edge to a height of 1.8 metres. This would give the screen a maximum overall height from ground level of 2.65 metres.

The screen is set off the shared boundary by 500mm. No. 10 has a conservatory extension at the rear slightly deeper than that at No. 8. It is not considered that the proposed deck and screen will result in any significant loss of privacy or be overbearing in terms of its relationship with No. 10.

The raised deck is screened from view from/towards No. 6 by the existing garage on site. It will have no impact for occupiers at 6.

Visual amenity

Policy AH7(b) of the Adur District Local Plan requires extensions to be of a design and materials sympathetic to the original dwelling and the area in general. The design of the proposed extension is in keeping. It is not known whether such decks are a feature of the area, none were visible, but it is considered to be an acceptable addition to the domestic environment.

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 National Planning Policy Framework, Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 and AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' and South East Plan policies (CC1, CC6, and BE1).

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. External materials to match existing
4. Obscure screen erected before first use of deck and retained

Informatives

1. 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.

2. This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.

Is recommendation contrary to any representations? N

Case Officer signed: MOK Date: 3/1/13

Authorised and signed by: PD Date: 4.1.13