Expiry Date - 23/11/2011

Development Control – Delegated Officer Report

Application Number:
AWDM/0731/11

Recommendation – Approve Application

Site: **3 Kingston Way Shoreham-By-Sea West Sussex BN43 6YA**

Proposal: **Single-storey side and rear extensions (amendment to ADC/0427/10 to include infill side extension)**

The Application

This detached bungalow is located on the south side of a road comprising originally identical bungalows. It has no previous additions other than a rear east side garage.

Permission exists for a large single-storey rear extension 6.7m-7.3m deep and 11m wide (ADC/0427/10). It will be mainly flat roofed with a rear dummy pitch but the western portion has a part ridged tiled roof and part hipped glazed conservatory-style roof. It is 1m from the western side boundary and 0.15m from the eastern side boundary. It will provide an enlarged kitchen/diner and lounge. The existing garage is to be demolished to make way for this addition. Additionally, a large east side porch will be added, set back from the front elevation, with a floor area of 9sqm. It has a false pitched surround.

Permission is now sought to amend the consent to construct a single storey infill between the porch and the rear extension. It will measure 6.1m long, 2.2m wide and 3m high with a false pitched roof. Three domed rooflights will sit on the flat roof. Glass blocks are included on the side elevation.

Consultations and Representations

Consultations/Comments

None

Third Parties:

1 letter of objection received from the occupier of 2 Kingston Way stating that the proposed extension will be so close to their side lounge windows that they will receive no sunlight.

Relevant Planning Policies and Guidance

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' PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan, relating specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in unacceptable loss of light or privacy or have an overbearing effect on neighbouring dwellings and be sympathetic to the original dwelling in design and materials. Supplementary Planning Guidance is contained in DC Standard No. 3 'Extensions and Alterations to Dwellings'.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be acceptable.

Visual Amenity

The proposed extension would infill a space between the front porch and rear extension previously approved but not yet built. It will not be particularly visible from the street, being behind the porch extension, and is not considered to be out of character with the property. By itself it would represent 'permitted development' but requires permission by virtue of forming a wraparound extension with the previous approval.

Residential Amenity

The rear extension is the substantial element of the overall development but it was not considered that it would have a significantly greater impact on No.2, to the east, than the existing garage (to be demolished).

The side extension will result in built form along the entire depth of the property to a length of 18m overall. However, much of this has already received approval. It will be constructed to within 0.1m of the boundary with No.2, and 1.1m from the side of the property itself, and may therefore have some impact on light and outlook at the side windows on that property. There

are two small windows in total at the side of No.2, both of which are obscure glazed, the southernmost of which is a secondary window to the living room which is also served by south-facing patio doors. The representation received from the occupant of No.2 suggests that both side windows serve the lounge/living room, in which case both are secondary windows. The impact of the extension on light to those windows is not therefore considered to be sufficiently harmful as to warrant refusal.

The extension could be constructed as permitted development if built as a side extension only with no rear extension. It is not considered therefore that the infill extension in itself is sufficiently harmful to warrant a refusal of the application and, as part of the larger extension, would not harm the residential amenities of the occupiers of No.2 to such an extent as to justify a refusal of the application.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:-

1. C1Ci
2. C12Ei
3. C18Cii: '...in the west side elevation...'
4. C18Eii: '...in the east side wall...'
5. The development hereby permitted shall be carried out in accordance with the following approved plans received 28 September 2011:-
   Drawing Nos. rfa07-010/02A (Proposed Elevations), rfa07-010/3D (Location and Block Plans), RFA07/010/04D (Proposed Floor Plan)

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

Case Officer Peter Barnett Date 15 November 2011

15/11