Development Control – Delegated Officer Report

Application Number: AWDM/1433/16 Recommendation – APPROVE

Site: 18 Hawkins Crescent, Shoreham-by-Sea BN43 6TP

Proposal: Single storey rear and side extension with decking to south elevation

Date of site visit: 11.10.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached bungalow located on the south side of Hawkins Crescent. The topography is slightly sloping with the land sloping down from the road to the site, and continues to slope down at the rear of the application site. There is an existing vehicular access and drive. Fencing and trellis to the side with no. 16 and to the rear approx. 1.8 – 2m high. The application site has an existing single storey extension with steps down into the garden. The side garage has been removed.

No. 16 has a rear extension and a rear dormer. The street scene comprises predominantly semi-detached bungalows of similar styles.

Proposal

Planning permission is sought to remove the existing single storey extension and to construct a new, hipped roof single-storey rear extension measuring some 4m deep x 4.6m wide. As the rear garden slopes downwards from the property, the height of the proposed extension will be approx.4.8m to the ridge.

Decking is proposed, a section to the rear of the extension; and a further section to the east part of the rear of the existing bungalow.. The decking will be to a height of some 1m from ground level.

A set of steps down from the main decking area, and will extend out from the decking by approx. 800mm. Balustrading will be attached to the edges of the decking area to a height (from the top of the decking) of approx. 1.1m.

Consultations: None undertaken.

Representations: Letter of representation from 20 Hawkins Crescent

"*As the extension continues the line of the bungalow, I see no objection provided you are satisfied with the terms of the Party Wall Act (insofar as it can apply retrospectively as in this case) are complied with and that the main sewer which runs under the plot occupied by the applicant is safe"*

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan 2016: P2, P15
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension will be some 4m in depth and it does not protrude any wider than the existing side wall (west) of the bungalow, and will be some 2.5m from the side boundaries with Nos 16 and 20. The existing rear conservatory extension will be demolished to make way for the new extension. Some minor re-ordering will also take place i.e. changing the existing kitchen to a utility room; moving walls to provide a larger kitchen in lieu of the existing dining room and the extension proper will be used as a dining room. Bedroom 1 will have a W.C. provided within it, and new French doors will replace the existing window to directly access the east section of new decking area. The new dining room will have bifold doors directly accessing the rear west section of decking.

The section of east decking behind the bedroom will be up to the side boundary with no. 16, and will be constructed within the side return section of the property. As the decking will be some 800mm in height above ground level, anyone using the decking would be able to see over the existing fencing, directly into the neighbouring site no. 16, which has a glazed conservatory close to the boundary with no. 18. Therefore a 1.8m high screen from the decking will be provided on the side boundary to prevent unacceptable overlooking.

The length of the decking from the proposed extension, into the garden would be some 2.5m plus the steps of a further 800mm, making a combined length of approx. 3.3m from the existing extension. The height of the decking will be approx. 800mm to the decking itself, and approx. 1.9m to the top of the balustrading.

The overall combined length of the extension and decking (excluding steps) from the original dwelling, will be approx. 6.5m. This will leave more than 10m of garden length behind the proposal to the rear boundary, which is satisfactory.

Further the main decking area will largely be screen from the neighbouring property no. 16, by their existing garage building, and from no. 20 by the fencing.

Residential Amenity

The extension together with the decking is considered not to have an unacceptable impact onto the existing residential amenities of the neighbouring residential properties

The extension is located wholly at the rear and would have no impact on the street-scene.

A distance of some 10m plus to the rear boundary will mean that the proposal will not result in unacceptable harm to the properties to the rear, no.'s 11 and 12 Hawkins Close.

Recommendation

APPROVE subject to the following conditions.

1. Plans
2. Standard time limit
3. Materials of the extension to match existing
4. Before decking abutting no. 16 Hawkins Crescent, comes into use, the boundary screening shown on plans shall be put into position.

Informative

Approved following amendments

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

Case Officer: E Hearsey Date: 07.12.2016

Authorised by: Gary Peck Date: 8 December 2016