Development Management – Delegated Officer Report

Application Number: AWDM/1358/16 Recommendation – APPROVE

Site: 85 Crown Road, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension to west elevation.

Date of site visit: 25.10.16

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a semi-detached bungalow within a street of similar properties. The Southlands residential development abuts the site to the rear with two storey dwellings.

There is a driveway to the side of the site leading to double gates to a detached garage in the rear garden. There is as existing a back door and window serving the kitchen and a bathroom window on the side elevation onto the driveway.

Permission is sought for a single storey flat roof rear extension, it is proposed at almost the full width of the bungalow, 4.6 metres in depth and 3 metres high. Also proposed are alterations to the side elevation of the bungalow. The existing back door and window serving the existing kitchen is to be replaced by a new window which will then serve a bedroom, the existing bathroom window will remain and there will be a new window inserted to the side to serve the new kitchen. The proposed extension will form an enlarged open plan kitchen living space.

Consultations: Southern Water: - Consent is sought for a connection and checks should be made to ensure that there is not a public sewer within the site of the extension. Suitable informatives should be attached.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
Submission Adur Local Plan 2016 Policy 15
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 extension is to the rear of the dwelling and is therefore not visible within the street scene. It is of flat roof design; the scale in relation to the existing building is on balance acceptable although the depth of the garden is not excessive. Yet there would be no harm to the character of the bungalow as a result. The adjacent attached bungalow has a similar addition.

Residential Amenity

The extension at the attached bungalow is not as deep as that proposed yet there is a blank side elevation. The existing extension will block the majority of the extension although some will be visible beyond. There will therefore be no impact upon the occupiers of the attached bungalow no 87 Crown Road, with regards to loss of light, privacy or overbearing impact.

No. 83 to the south, the other side of the driveway is not impacted to any significant degree by the rear extension due to the existing garage building at the application site and also the flat roof garage at no. 83. Yet there are alterations proposed to the windows on the side elevation of the bungalow. These windows will face directly onto the side elevation of no. 83, where there are existing windows. It is considered the proposed new windows will not give rise to any significant loss of privacy or over-looking that would warrant a refusal in this case. The existing situation between the dwellings is that of side windows facing each other in close proximity, there is currently a degree of overlooking. There is also overlooking to these side windows from the street scene as there are no fences restricting view.

Recommendation

APPROVE

1. standard time limit
2. Materials to match existing.
3. no windows in north and south elevation.

Informative
1.southern water connection
2. southern water sewer maybe on site.
3. Proactive no amendments

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

Case Officer: Hannah Barker Date: 1st November 2016

Authorised by: Jo Morin Date: 01.11.2016