Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0874/12

Site: **8 The Close, Shoreham-by-Sea, West Sussex**

Proposal: **Front extension and rear conservatory**

Date of site visit: 5/9/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached two storey dwelling within a street of properties of various style and appearance. The attached dwelling has a fully hipped roof and an attached single storey flat roof garage extension to the side. The property which is the subject of this application have been extended and altered with a single storey wrap around rear and side extension in 1991, SU/76/91/TP and room in the roof with part hipped side gable in 2004 SU/69/04/TP. There is also a side flat roof, two storey extension which incorporates a ground floor integral garage and bedroom above. There is no planning record of this extension.

Permission is sought to extend the property at ground floor to the front, convert the existing garage to a study and add a rear glazed porch/conservatory. The front extension will provide a porch and will extend forward by 1.1 metres enlarging the ground floor. A sloping pitched roof is proposed with tiles to match existing with a maximum height of 3 metres. The front extension is 4.9 metres wide.

The rear porch/conservatory extension is 2.9 metres wide, has a slightly sloping roof with a maximum height of 2.5 metres and is 1.6 metres deep.

Consultations

Adur and Worthing Council: - The Environmental Health Officer has advised that an informative relating to potential contaminated land should be attached to any permission granted.

Representations

Third Parties: - 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’
South East Plan (GOSE 2009): CC1, CC6, BE1

National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

There is no objection in principle to the proposed front extension and rear conservatory/porch extension subject to consideration of the impact on the character and appearance of the existing dwelling and street scene and impact on residential amenity.

Visual amenity

The proposed front extension is clearly visible within the street scene. It is minor in scale and in the light of the two storey side extension which is unsympathetic in design it is not considered to be out of keeping in design or scale. It does allow the existing two storey extension to become more integrated with the main building with the use of matching tiles and the continuation of the roof slope along the property frontage. There is no concern with the loss of the garage door and replacement with a window this will match in with the existing. There is sufficient parking on the front driveway therefore the loss of the garage is not a concern.

The rear extension is not visible within the street scene. It is modest in scale and in keeping in design, scale and size with the existing dwelling.

Residential amenity

The main property to be affected is No. 6 The Close a bungalow to the south of the site. No. 8 as existing is set forward of the adjacent bungalow. In view of its height and position, the existing 2-storey extension is slightly overbearing in relation to the adjacent front aspect of No.6. However, this impact would not be significantly worse as a result of the development owing to its modest size, sloping roof form and single-storey height.

To the rear the proposed extension will be adjacent to a blank side wall of the bungalow and will therefore have no adverse impact. Having said this, the site is at a higher level and the extension is in close proximity to the adjacent bungalow. Consideration has been given to any potential loss of privacy that may occur between these dwellings. The extension is small scale and is attached to the existing utility room. It is therefore unlikely to be used for a sitting area and a condition to obscurely glaze the side windows in deemed unnecessary, particularly in the absence of any neighbour representation.

Other Matters

An informative has been attached relating to potentially contaminated land at the site. This is necessary to ensure that the LPA is informed of any contamination present and that this is dealt with satisfactorily.

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 saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Permission relates to approved plans:

   Site location plan – 30th July 2012
   Drawing no. 11/066/03 – 30th July 2012
   Drawing no. 11/06601B – 30th July 2012

1. Contaminated land informative

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

Case Officer: Hannah Barker Date: 18th September 2012

Authorised by: Jo Morin Date: 19 Sept 2012