Development Management - Delegated Officer Report

Application Number: AWDM/0507/17 Recommendation – Approve

Site: 18 Falcon Close, Shoreham-By-Sea

Proposal: Two-storey rear extension to north elevation (to replace existing extension).

Date of site visit: 28 April 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling. It has a large flat roofed rear single storey extension with conservatory attached. It is proposed to demolish this extension and construct a two storey extension across the full width of the house, 3.7m deep. It will have a two hipped roofs separated by a central flat roof.

Relevant site history

None

Consultations

Adur & Worthing Councils: The **Environmental Health** Officer recommends the precautionary contaminated land and PFA informatives

Representations

None received

Relevant Planning Policies

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'
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extension will be quite large and, despite being at the rear, it will be visible from public views, specifically from a garage block at the rear of the site and a public footpath which runs along the east side of No.18. There are no other two storey extensions at the rear of the houses at the north end of Falcon Close but there are examples of large dormer roof extensions.

On balance, while large and visible from limited viewpoints, the roof is set down below the ridge of the original house and the extension is not considered to cause serious visual harm.

The front of the building and the appearance from Falcon Close remains unchanged, except for the replacement of the existing timber and glass balcony with a steel and glass balcony. This is considered to be a minor alteration which does not materially affect the appearance of the building.

Residential amenity

The public footpath provides good separation to 17 Falcon Close to the east and ensures that the extension will not breach the '45 degree rule.' To the west, No.19 has a large single storey flat roofed rear extension and no first floor rear windows close to the boundary. Consequently, there is no loss of light or outlook for those occupiers.

Dwellings to the rear are a sufficient distance to not be adversely affected.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows

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

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.

PFA
Contaminated land

Case Officer: Peter Barnett Date: 5 June 2017

Authorised by: Date: