Development Control – Delegated Officer Report

Application Number: AWDM/1582/16 Recommendation – APPROVE

Site: 34 Holmbush Way, Southwick

Proposal: Single-storey side extension to east elevation.

Date of site visit: 1.11.2015

Neighbours checked: Y

Additional neighbour notifications: Y (14 days – incorrect direction on application description)

Proposal, Site and Surroundings

The application site forms a corner plot which faces Holmbush Way to the north and Kings Road to the east. The property is a semi-detached bungalow which has a long rear garden enclosed by 1.8 metre high close boarded fencing to the east, south and west.

Other properties within the road similarly comprise a mixture of detached and semi-detached bungalow properties some of which have extended with dormers within the roof space and single storey rear extensions.

Planning permission is sought for a single storey extension to the westerly side elevation of the existing bungalow. The proposed extension would measure 4.5 metres in depth, 3.5 metres wide and 4.3 metres high. The extension would incorporate facing brickwork to match the existing exterior walls of the dwelling and matching concrete tiled hipped roof. A new gate would be installed next to the proposed extension to the east which would attach to the existing fence line along the eastern boundary of the site.

Planning History: None relevant

Consultations: None received

Representations: None 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’ National Planning Policy Framework (CLG 2012).

The Submission Adur Local Plan 2016 has been submitted to the Secretary of State and therefore the policies contained within it have assumed a degree of weight as a material consideration in the determination of planning applications. Policy 15 is considered relevant to the consideration of this application.

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house. However, the main considerations that require assessment are the impact of the proposal on the visual amenities of the area and the impact to the occupiers of neighbouring properties in terms of loss of light and privacy.

Visual amenity

The proposed extension would extend 3.5 metres to the east and would be located 3.5 metres from the highway to the east. The proposed extension would therefore be highly visible from the street scene perspective above the existing 1.8 metre high easterly boundary fence line. However, as the proposed extension would be set back 5.5 metres from the front elevation of the house and the hipped roof would be set down 1 metre from the pitched roof of the existing property and would incorporating matching materials, it would appear as a smaller subsidiary element to the host dwelling. A distance of 1 metre would also be maintained to the eastern boundary of the site allowing for enough room for a repositioned side gate to the east of the proposed extension.

As the proposed extension would appear as a sympathetic smaller addition to the original bungalow it is not considered that it would appear unduly prominent within the street scene, especially when viewed in the context of other dormer extensions and single storey rear extensions which are partially visible from the road.

Residential amenity

As the property occupies a corner plot location and the proposed extension would be located to the eastern side of the property the extension would be well distanced from the neighbouring property to the east by Kings Road and cause no loss of residential amenity.

To the south the proposed extension would extend level with the existing rear elevation of the bungalow. Whilst the proposed extension would be located on the elevated patio level in comparison to the lower garden level and position of the southerly neighbouring two storey property, it would be distanced by approximately 15 metres to the southerly neighbouring property's garden. It is therefore considered that the proposed southerly facing doors within the proposed extension would cause no loss of amenity to the occupier(s) of the southerly neighbouring property.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans
2. 3 Year Standard Time Limit
3. Matching Materials

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Rebecca Tier Date: 24.11.16

Authorised by: Jo Morin Date: 25.11.2016