Development Management - Delegated Officer Report

Application Number: AWDM/0743/14 Recommendation – Approve

Site: 4 Tarragon Way, Shoreham-By-Sea
West Sussex, BN43 6JG

Proposal: Single storey front and side extension for dependant relative

Date of site visit: 17 June 2014 & 8 July 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached house fronting Tarragon Way. The north side of the dwelling faces the rear of 2 Bergamot Crescent. It is proposed to construct a single storey side and front extension to provide accommodation for the applicant who is disabled. The extension will be pitched roofed across the front with a flat element at the rear. It will measure 3.2m high to the ridge and will be 7.5m deep, projecting forward of the front of the house by 1m. It will be 7.5m wide overall, filling the gap at the side of the house to the boundary with 2 Bergamot Crescent to the north.

Relevant site history

None

Consultations

None

Representations

4 letters received from the occupiers of 9 Thyme Close, 2 & 4 Bergamot Crescent and 5 Tarragon Way objecting on the following grounds:-

- Roof of extension should be flat in keeping with most extensions in the area
- Dependant relative argument is irrelevant as application comes from absentee landlord who has never lived in the property
- Extension will cover private drain which is also a cause of subsidence locally
- Reduction in off road parking will increase congestion on estate
- Parking in front garden will be unsightly
- External finish is out of character and should be brick not render
- Loss of light due to height, proximity and forward projection of extension

- Front extension is out of character and will set a precedent
- Will not grant access over private land to erect scaffold

Response received from agent and applicant stating the following:-

- Accommodation is needed for applicant who is elderly and disabled and requires professional care. Their current property cannot be adapted for this purpose
- They currently rent out property but now wish to reside in it themselves
- A structural engineer will design foundations to protect drains and investigate subsidence
- Party Wall Surveyor will address all matters under Party Wall Act
- Building Control have no objection to building over a private drain
- Off street parking for 2 cars is proposed
- Applicants would consider a brickwork finish if considered preferable to render
- Height of extension is 4.5m and does not cause loss of light to nearest house which is 10m away

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' Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)
Planning Practice Guidance (CLG 2014)

Planning Assessment

Principle

The proposal comprises upgrading of 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 proposed extension will extend forward of the front wall of the house and have a pitched roof. There is currently a flat roof open porch at the front of the house which the extension will not project beyond. There are examples of other front extensions (porch extensions) around the estate, including at No.2 to the south. While these do not include a wraparound to the side and are flat-roofed, the proposed extension is not considered to be out of character and it will not unduly harm the street scene of Tarragon Way. The extension is flat roofed at the rear.

The use of a slate roof and render finish, as originally proposed, was not considered to be appropriate and the applicant has subsequently agreed to a brick and tile finish to match the existing house and street scene.

The provision of hardstanding and parking within the front garden already exists to some extent. The hardsurfacing of the rest of the front garden does not require planning permission provided it does not result in water run-off onto the highway and it is not considered therefore that an objection to the visual impact of such development can be sustained.

Residential amenity

The neighbour most affected by the proposal is at 2 Bergamot Crescent to the north. The extension will be built on the boundary with that property's garden and, while only single storey, the original design showed a larger roof which could have been rather overbearing, particularly as the rear garden of No.2 is only 10m deep. Amended plans have now been received which replace the pitched roof with a flat roof, retaining only a low pitch across the front. The extension will therefore no longer have such an intrusive impact and the amenities of the adjoining neighbour are not considered to be adversely affected.

Issues of building over a sewer, building on the boundary and the use/need of the extension are not planning matters. However, the applicant has acknowledged the points raised by neighbours and will address them during the construction phase.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. No side windows
4. Drainage of hardsurface
5. Approved plans

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 10 July 2014

Authorised by: Gary Peck Date: 15 July 2014