Development Management – Delegated Officer Report

Application Number: AWDM/1892/16 Recommendation – APPROVE

Site: 10 Feversham Close, Shoreham-By-Sea

Proposal: Single storey rear extension

Date of site visit: 16.01.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a semi-detached chalet bungalow with front and rear flat roof dormers. There is a single detached garage set back to the side of the bungalow, with driveway to the eastern side. The dwelling is in a cul-de-sac of similar dwellings with front flat roof dormers forming part of the original character of the street scene.

Consent is sought for a single storey rear extension the whole width of the existing bungalow. The extension is 3 metres in depth and is shown as having a hipped tiled roof up to 3.9 metres in height. The plans show the extension abutting an extension at the attached dwelling no. 11. This extension is referred to on the plans as being 'approved under AWDM/1352/16.' Consent has been granted for this development however the extension has not been constructed. The extension at the adjacent property would match in depth and design that proposed here.

Consultations: None

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Local Plan Submission 2016 Policy 15
National Planning Policy Framework (CLG 2012)
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 property and is therefore not visible within the street scene, being limited to 3 metres in depth with a hipped roof it is subservient to the main dwelling and in keeping in design and scale.

Residential Amenity

The main property to be affected by the proposed extension is no. 11 the attached bungalow. As stated above the plans refer to the approved extension at no. 11. This has not been built and although consent has been granted it must not be assumed that this will ever be built. Consideration must be given to the impact of the proposed development on no. 11 as existing. Yet due to the depth of the extension being limited to 3 metres in depth, any loss of light or overbearing impact would be insignificant here and would not warrant a refusal. Therefore on that basis permission could be granted. The extension is acceptable regardless of the approval of the adjacent development. A condition is attached to ensure that no openings are inserted in the west side wall to avoid any overlooking to no. 11.

No. 9 is to the east of the site and is a similar bungalow divided from the site by adjacent driveways serving both the application site and no. 9. There is a distance of approximately 5 metres from the application site and no. 9. There is a high level window proposed on the side elevation of the extension facing onto side of no. 9. This is not considered to directly overlook the neighbouring, due to the position and design of the window. Consideration should also be given to existing relationship between these bungalows. Currently windows face onto the driveways directly opposite. The kitchen windows and back doors both directly overlook. The high level window will not result in any greater overlooking.

Recommendation

APPROVE

1. Time limit
2. Materials to match existing
3. No openings on western elevation.

Informative

1. Proactive without amendments
2. Notwithstanding the approved drawings the applicant is advised that consent from the owner of no. 11 Feversham Close would be required under the Party Wall Act to attach the extension to the adjoining property.

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

Case Officer: Hannah Barker Date: 23rd January 2017

Authorised by: Jo Morin Date: 24.01.2017