Development Control – Delegated Officer Report

Application Number: AWDM/0768/14 **Recommendation – Approve**

Site: **23 Lancing Close**

Proposal: **Two-storey side extension, single storey rear extension and roof dormer to west elevation**

Date of site visit: 29.7.14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached two-storey dwelling in a far corner of a residential cul-de-sac, positioned on a triangular site. There is an existing extension built off the rear, at single storey height.

The proposal is for an L-shaped side and rear extension with rear dormer, to measure (at maximum) 8.5 metres in height, 10 metres in length, and 7.5 metres in width

The surrounding area is an outer residential suburb of Shoreham, close to the beach.

Relevant site history

Consultations
None

Representations
None

Relevant Planning Policies
Adur District Local Plan saved policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading residential accommodation is acceptable in principle.

Visual amenity

The proposal would unbalance the pair of properties to which the application property is attached. However the pair already lacks symmetry due to the adjoining property having built a first floor extension atop the garage.

Equally, the current lack of symmetry means a gabled end extension would not be obscure visually. The side extension is subservient being set back from the frontage and with a dropped ridge.

Roof forms of the traditional interwar properties in this cul-de-sac have been altered in various ways. The application property is situated in the far corner of it, somewhat screened from public view.

Insufficient visual harm would arise from this proposal to withhold granting of permission.

Residential amenity - neighbours

The neighbours principally impacted by this development is the one adjoined to it and the neighbour to the south (it is physically removed from the remainder with sufficient distance to avoid unacceptable overlooking).

Adjoining neighbour

This neighbouring building has itself been extended off the rear at single storey. At present, the single storey extensions to both properties are of the same length.

The proposed single storey extension would protrude beyond this and sit very slightly higher, but not of such a distance as to cause adverse overbearing and overshadowing (although both impacts would occur to a degree). No windows are proposed in extension flank so unacceptable overlooking would be avoided.

The dormer is set above the eaves so is physically removed from the habitable rooms of this neighbour. Overlooking from the dormer onto this neighbour would be oblique, and not invasive.

Neighbour to the south

The bulk of the extension is to be built off the side towards the shared boundary with this neighbour.

However there would be sufficient distance between it and the neighbouring building to the south, which is built at a right angle to the application property. This avoids adverse overbearing and overshadowing.

The sole first floor window in the two-storey flank is to be obscured, so directly invasive views onto the neighbour would be avoided. Remaining overlooking would be oblique in nature, and not unacceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit

2. Approved plans
3. Notwithstanding “pd” no windows/openings at first floor in the south flank
4. First floor window be obscured

Informative

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.

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

Case Officer: Matthew Porter Date: 30-7-2014

Authorised by: Peter Barnett Date: 30 July 2014