Development Management – Delegated Officer Report

Application Number: AWDM/1404/17 Recommendation – APPROVE

Site: 13 Williams Road, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension to replace existing conservatory on north elevation.

Date of site visit: 10.10.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a two storey, semi detached dwelling within a street of similar properties. As existing the dwelling has been extended to the rear with a single storey projection on the eastern side, consent was granted in 1992, SU/42/92/TP refers. There is also a rear conservatory permitted under ADC/0103/06.

Consent is sought to remove the existing conservatory and add a single storey rear lean to extension of brick and tile construction. The extension is to be the same distance from the boundary with the attached dwelling as the attached conservatory, 0.8 metres. Yet it is to be attached to the existing rear projection. The roof is proposed at the same height as the existing extension, 3 metres. The depth of the extension is the same as the existing conservatory at 3.7 metres. Two roof lights are proposed in the sloping roof and additional living space will be provided 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'
Adur Submission Local Plan (2016) Policy 17
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 dwelling and it is therefore not visible within the street scene. The conservatory will be removed and therefore the scale of the proposal is relatively similar to that which exists. The monopitch roof is simple in design and the use of materials will be in keeping with the main dwelling and the existing dwelling. The extension will be slightly lower than the highest point of the existing extension. The extension is considered to be subservient to the main dwelling.

Residential Amenity

Due to the existing rear extension screening the proposed development from the east the main property to be affected is no. 11 Williams Road the attached dwelling to the west. As stated above there is a gap of 0.8 metres between the existing conservatory and the boundary with no. 11. The existing conservatory extends by 3.7 metres. Development Control Standard No 3 states that adjacent to the boundary with an attached dwelling a single storey extension should not exceed 3.5 metres in depth to avoid an potentially unneighbourly impact. Each case however should be judged on its own merits. In this case the extension will be 3.7 metres in depth. It is however acknowledged that an existing structure at the same depth is existing. The conservatory has a slightly higher roof albeit the proposed structure is of solid construction and has a monopitch roof. Yet the structure will be set in from the boundary by 0.8 metres. The extension is also to the east of the neighbour therefore westerly aspect and light will not be affected. In the light of the above it is considered that the proposed extension is acceptable and it would be unnecessary and unjustified to seek amendments to reduce the extension by 0.2 metres in this case.

Recommendation

APPROVE

1. standard time limit
2. materials to match existing
3. approved plans
4. no windows shall be formed on the western elevation of the proposed extension.

Informative

1. Proactive no amendments

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

Case Officer: Hannah Barker Date: 16th October 2017

Authorised by: Peter Barnett Date: 16 October 2017