Expiry Date - 24/09/2015

Development Control – Delegated Officer Report

Application Number: AWDM/0590/17 **Recommendation – Approve**

Site: **20 Kingston Close Shoreham-By-Sea West Sussex BN43 6LP**

Proposal: **Single-storey rear and side extension to rear (south-west) elevation.**

Site and surrounds

The site is in a residential suburb of Lancing in an inter war estate of semi detached bungalows in relatively modest plots, characterised by hipped roofs and white rendered walls with small bays Many have been extended and benefit from side garages. The terrain is flat.

The bungalow at the end of a banjo head, (south side) arranged at an angle. It is flanked by similar semis but there are houses at the back. There is a small front drive (parking for two cars) and access to the back garden via a side gate. A small, flat roofed conservatory has been added at the rear. There are flank windows to the bungalow. The rest of the rather large but slightly irregularly shaped back garden is laid to lawn.

The paired semi at No 21 (south) has added a larger rear conservatory,(not accurately shown in block plan) , close to the common boundary whose facing windows are obscure glazed. The common boundary in the raer garden is a 1.8 ms tall close timber fence

The neighbour to the north is set off the boundary at and at an angle. It has a garage sited at the side on the common boundary. The common boundary between this and the bungalow is a 1.5 ms tall timber fence. There are windows in the side of the bungalow which look into the garden of No 20.

At the rear are two storey houses separated by 2 ms tall fence.

Proposal

This comprises a large, single storey, irregularly shaped wrap around extension on the rear (west), and side (north). It involves the demolition of the existing conservatory.

The outline has been marked in the garden.

For much of its length, the extension sits 0.75 ms from the boundary of No 21 on the south side. It is nearly 6 ms deep and projects 3.25 ms to the west towards No 19.

It is blank along its southern and SE sides with windows on the south and western sides including bi folding doors in its westerner chamfered side. There is a large rooflight.

The extension is flat roofed and faced in white render to match the existing.

It provides a kitchen and family room.

Planning History

None

Site Visit

31.5.17

Representations and relevant consultation responses:

None received.

Planning Assessment

The principal issues raised by this proposal are:-

- Principle of development
- Impact on the amenity of future occupiers and neighbours
- Impact on the integrity of the design of the property and character of the townscape.
- Access and parking

As such the relevant planning framework is:

Submission Adur Local Plan Policy 15; 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)

Principle of development

The loss of garden is minimal compared to the overall remaining space and the quality of the space lost is not significant in overall environmental terms. The site is reasonably sustainably located in the urban area and upgrades and expands the living accommodation.

Impact on the amenity of neighbours

The extension is large, deeper than the demolished conservatory and is close to No 21 but has been cleverly designed to minimise impact whilst maximising space and utility.

This works because the extension is to the north of No 21's conservatory; replaces the existing conservatory for the most part; is windowless on its facing elevation and No 21's conservatory windows here are obscure glazed already. The angled return design stretches beyond No 21's conservatory but is so oblique in its relationship as to not affect outlook. The main aspect of No 21 is largely untouched.

The extension is more remote from No 19, effectively opposite its garage. The angling of the design and fenestration mean that the views from the extension look out onto the neighbour garage and rear garden so privacy of No 21 is unaffected. Whilst the extension is to the south, the distance means sunlight will not be affected.

The extension is a reasonable distance from the rear neighbour and screened by the substantial boundary fence.

The absence of neighbour objections underlines the acceptability of the proposal but a condition to prevent windows being inserted in the southern elevation is justified as a precaution.

The rooflight is remote and innocuous.

Impact on the integrity of the design of the property and character of the townscape

The wrap around extensions are a discordant form but largely invisible from the public realm and modest in scale.

Only the side extension element will be visible from the street. However, it is modest in scale , set back and harmonises acceptably in terms of materials .

Access and parking

This is unaffected.

The remaining drive can still accommodate two cars.

Recommendation:

Grant Permission subject to conditions on time; build to approved drawing; external materials; to match existing external finishes and no new windows in southern flanks of extensions.

Expiry Date - 24/09/2015

Delegated

Case Officer P Devonport
sign……Date……20.6.17

Authorising Officer sign: Gary Peck Date: 20 June 2017