Expiry Date - 09/04/2015

Development Control – Delegated Officer Report

Application Number: AWDM/0211/15 Recommendation – APPROVE

Site: 12 Hammy Close Shoreham-By-Sea West Sussex BN43 6BL

Proposal: Single storey rear extension

Date of site visit: 17/2/15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow on the north side of the road. The dwelling has a rear L-shaped single-storey extension. The boundary on the east side with 14 Hammy Close is enclosed by a tall close boarded fence and dense hedge.

The proposal is to extend the easternmost portion of the current rear addition by 2.3m to align with the current rearward extent of the present extension's west element; to an overall depth of 5.68m and up to a height of 2.7m. There would be no side windows but rear/north facing windows and door. Materials would match the existing house.

Relevant site history

SU/167/02/TP/20019 - Single-storey rear/side extension. Approved

Consultations

EHO – no objections or requirements.

Representations None received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AH9 and Appendix 11 'Supplementary Planning Guidance' Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The upgrading of the housing stock is supported in principal.

Visual amenity

The extension would be mainly out of view from the front and would thereby not alter the street scene. The build would harmonise adequately with the host dwelling and would be of modest height. Overall it is considered an acceptable form of addition.

Residential amenity

As the build would not alter the current situation with regard to the western portion of the current rear addition, the amenities of the neighbouring occupiers at no. 11 would be unaffected. The only property likely to be affected in any possible way is no. 14 to the east. By reason of the extension's single-storey form and absence of side windows it will not harm the amenities of the occupiers of this neighbouring property by way of any significant loss of privacy.

Whilst the maximum depth of the addition exceeds the 3.5m normally required as a limit as set out within supplementary planning guidance there would be no significant increased interception of light or loss of outlook given the presence of a tall dense hedge at the common boundary with 14 that already serves to take light and outlook to a significant degree. There would result no material change in this situation stemming from the proposed extension therefore.

The addition would be too distant from neighbouring property to the north and sufficiently obscured from their view as to lead to material harm to their occupiers' amenities.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. No e side apertures
4. Approved plans:

- 15527-Loc - location and block plan
- 15527-02 - proposed plans and elevations
- 15527-01 - existing plans and elevations

received 12/2/15.

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

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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: L Simmons Date: 11/3/15

Authorised by: J Morin Date: 02.04.2015