Development Control – Delegated Officer Report

Application Number: AWDM/1595/16 Recommendation – APPROVE

Site: 54 Connaught Avenue, Shoreham

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

Date of site visit: 8.11.2015

Neighbours checked: Y

Additional neighbour notifications: Y

Proposal, Site and Surroundings

The application site is located on the north-easterly side of Connaught Avenue and comprises a two storey semi-detached property which has been previously extended in the roof with a rear dormer extension and a single storey conservatory to the rear.

Within this set back semi-circle of the road the pairs of two storey properties are similar in terms of their appearance, with white rendered external walls, plain tiled hipped roofs and open style porch features which extend the width of the properties to the front elevations. Some of the properties along this section of the road have single storey rear extensions, hip to gable enlargements and rear dormer extensions.

Planning permission is sought for a single storey extension to the north-easterly rear elevation of the property to replace the existing conservatory. The proposed extension would measure 4.1 metres in depth, 5.6 metres wide and 3.7 metres high. The extension would incorporate a low section of facing brickwork and smooth rendered painted walls above to match the existing dwelling. The pitched roof would incorporate roof tiles to match the existing dwelling.

A single door in the south-east elevation of the existing house would also be replaced by a window to serve the enlarged open plan kitchen, dining and lounge area.

Planning History:

ADC/0145/08 – Planning permission was granted in 2008 for a conservatory to the rear.

SU/40/92 – Planning permission was refused in 1992 for rooms in the roof with part hipped gable and dormer extensions to the rear and side.

SU/76/92 – Planning permission was granted in 1992 for rooms in the roof with part hipped gable and dormer extensions to the rear and side.

Consultations: None received

Representations: None received

Relevant Planning Policies

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).

The Submission Adur Local Plan 2016 has been submitted to the Secretary of State and therefore the policies contained within it have assumed a degree of weight as a material consideration in the determination of planning applications. Policy 15 is considered relevant to the consideration of this application.

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house. However, the main considerations that require assessment are the impact of the proposal on the visual amenities of the area and the impact to the occupiers of neighbouring properties in terms of loss of light and privacy.

Visual amenity

The proposed extension would extend the 5.6 metre width of the existing dwelling to the rear and would replace a smaller existing conservatory to the rear of the property. The easterly side perspective of the proposed extension could be viewed from Connaught Avenue as there is limited boundary screening to the south-eastern boundary of the site. However, the extension would be set back some distance from the road and would appear as a sympathetic smaller addition to the original dwelling. It is not therefore considered that it would appear unduly prominent within the street scene, especially when viewed in the context of other single storey rear extensions and dormer extensions which are partially visible from the road.

Residential amenity

The properties most affected by the proposed extension are located to the north-west (56 Connaught Avenue) and south-east (52 Connaught Avenue).

The attached neighbouring property to the north-west has a single storey extension to the rear. The proposed single storey extension would extend level with the south-easterly neighbouring extension and adjacent to the existing 1.7 metre high close boarded boundary fence. The proposed extension would therefore cause no loss of light to the occupier(s) of the north-westerly neighbouring property.

To the south-east the neighbouring property has also extended to the rear with a single storey rear extension which appears to provide a living/storage space attached to the rear of the kitchen. There is a clear glazed side window and door within the south-easterly neighbouring extension which would face the proposed extension. The proposed extension would be distanced to the south-easterly neighbouring property by the driveways serving the application property and the south-easterly neighbouring property and a distance of 4 metres. Given the separation distance it is considered that there would be no direct loss of light to the side window within the south-easterly neighbouring property.

The proposed extension would incorporate a window within south-easterly side elevation. This window would serve the open plan living/dining area and would be distanced to the side window within the south-easterly neighbour's extension by approximately 5 metres. The fence along the south-easterly boundary of the site is only 1 metre high and would therefore provide little screening of the proposed extension and side window from the south-easterly neighbour's perspective. Given the position of this window opposite the south-easterly neighbour's side window and the relatively open nature of the rear of the property, it is considered that the proposed clear glazed side window within the extension could cause some loss of privacy to the use of the south-easterly neighbour's rear extension. This window would therefore be required by planning condition to be obscure glazed to ensure no loss of amenity to the occupier(s) of the south-easterly neighbouring property.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans
2. 3 Year Standard Time Limit
3. Matching Materials
4. Obscure glazing (window in south-eastern elevation of extension)
5. No windows (north-western elevation)

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Rebecca Tier Date: 15.12.16

Authorised by: Jo Morin Date: 15.12.2016