Development Management – Delegated Officer Report

Application Number: AWDM/0360/16 Recommendation – APPROVE

Site: 19 Kings Walk, Shoreham-By-Sea

Proposal: Addition of conservatory to permitted roof terrace on rear (north) elevation at first floor level (amendment to AWDM/1363/15)

Date of site visit: 6.10.15 (site visit for AWDM/1363/15)

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached two storey dwelling within a street of similar properties on the north side of Kings Walk. Permission has recently been granted for a single storey flat roof addition with roof terrace above, AWDM/1363/15. The extension was proposed to form a bedroom and en-suite at ground floor with proposed roof terrace above accessed from the first floor dining area. The extension was permitted at 4.35 metres wide, 5.8 metres in depth and 4.7 metres maximum height to include balcony screens to the side of the terrace.

In 2007 permission was granted for a two storey extension and balcony similar in footprint to that permitted last year. ADC/0458/07 gave consent for a two storey extension to the rear of no. 19 to be in-line with the rear of no. 18. Beyond the rear of no. 18 a single storey extension with balcony above was proposed. The over all depth of the extension was 6.4 metres, the balcony area being 3.5 metres in depth. The consent granted in 2007 was a material consideration in the determination of AWDM/1363/15.

The current application is submitted as an amendment to AWDM/1363/15. Both AWDM/1363/15 and ADC/0458/07 are material considerations in the determination of these applications. Consent is sought for the addition of a conservatory over part of the permitted roof terrace at first floor. This is a similar footprint to that of the approved two storey section of extension granted in 2007. The conservatory is to be 4.3 metres wide and 2.9 metres in depth. It will have a maximum height of 6.7 metres with a glazed gable roof. A tiled gable is also proposed to link the conservatory to the main hipped tiled roof of the main dwelling.

Consultations:

Adur and Worthing Council: - Environmental Health Officer– precautionary condition and PFA informative would be required should permission be granted.

Environment Agency: - Follow standing advice.

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).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an amendment to an existing consent. The main issues for consideration however are how the addition of the proposed conservatory will affect the visual amenity of the locality and the main dwelling. Also for consideration is the impact of the proposed development upon the residential amenities of the occupiers of the adjacent dwellings.

Visual amenity

When considering the previous approval it was considered that as the extension will be to the rear of the dwelling and not visible within the street scene that it is acceptable. It was single storey only with a balcony above. The scale and bulk was therefore reduced compared to that approved in 2007. The proposed conservatory addition here is similar in scale and height to the first floor element of the extension permitted in 2007. In the light of the previous approval the first floor conservatory extension is considered to be acceptable. The roof will not be as bulky and the glazed nature of the building will reduce its visual impact. The dwelling house is sited within a relatively large plot and the extension will not dominate the site or have any adverse impact on the character and appearance of the existing building.

Residential amenity

The dwellings in this row of properties in Kings Walk are staggered with no. 19 the application site set closer to the road than nos. 18 and 20 either side. The single storey extension conservatory and balcony are shown on the plans to be adjacent to the boundary with no. 18. However no. 18 is set back to the north. Much of the proposed extension and the first floor conservatory will abut the side flank elevation of no. 18. The remainder of the balcony area will remain as the previous approval where it was considered that a balcony at this depth, in close proximity to the boundary would on balance be acceptable. This would be subject to screening to be installed and conditioned to remove any potential over looking to the adjacent dwelling.

Recommendation

APPROVE

1. 3 years
2. Materials to match
3. plans Drawing no. 742/01 Rev B – received 9th March 2016
4. Privacy screens

Informative

1. Proactive Statement
2. Contaminated land

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

Case Officer: Hannah Barker Date: 11th April 2016

Authorised by: Jo Morin Date: 11.04.2016