Development Management - Delegated Officer Report

Application Number: AWDM/1761/18 Recommendation – APPROVE

Site: 2 Tottington Way Shoreham-By-Sea

Proposal: Single storey rear extension and porch

Date of site visit: 8th January 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow on the eastern side of Tottington Way to the north of Downside. The ground level increases sharply here to the north. There is a detached garage to the south side of the bungalow. The bungalow has a front gable projection and an existing rear flat roof addition.

Consent was originally sought for a large rear gable extension the width of the bungalow to the rear abutting the adjacent garage. The extension will be in line with the back of the existing garage. The extension is single storey only however it is designed with a vaulted ceiling with velux windows to the rear and sides to provide an open plan kitchen diner and lounge. Due to the width of the extension the original plans showed the ridge of the new extension to be above the original ridge of the bungalow. Therefore when viewed from the street the rear extension would be visible. This was considered to be detrimental to the street scene and character of the existing bungalow. The depth and scale of the rear addition was considered to not represent a subservient addition in this case.

Amended plans were requested and received to show the height of the extension lowered below the existing ridge, the rear gable is also shown to be changed to a full hip to reduce the bulk of the rear addition.

The plans show a front flat roof porch, due to its limited size this falls under permitted development and therefore is not for consideration here.

Consultations

Adur and Worthing Councils: Environmental Health – Full contaminated land condition is recommended.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extension as amended, although large in scale, is considered to be more in keeping and subservient to the main dwelling. It will no longer be visible within the street scene due to the reduction in height. The side and rear roof lights are an acceptable addition. The hipped design reduces the scale and bulk, the extension is abutted by the garage at the application site to the south and the garage at the neighbouring property to the north of the site, therefore providing some screening to the development. The bungalow has a large plot with long rear garden, the development is considered to be in keeping with the character of the bungalow and the surrounding locality.

Residential amenity

The main dwellings to be affected are no. 4 Tottington Way to the north and the rear of the adjacent dwellings to the south. The dwellings to the south are at a lower ground level and have long rear gardens. The side of the existing bungalow is visible from these adjacent properties however the nearest property is over 20 metres away. There will be no loss of light, privacy or overbearing impact as a result of the proposed extension which would warrant a refusal in this case.

To the north no. 4 is at a higher ground level and the garage at no. 4 is between the extension and the neighbouring property. The extension will project beyond the garage to the rear. There is however a driveway between the boundary and the neighbouring bungalow. Taking into consideration the adjacent raised ground level, the extension as lowered and reduced in scale, the adjacent garage and the distance from the boundary it is not considered that the proposed extension will impact detrimentally upon the amenities of the occupiers of the adjacent dwelling. The extension is therefore considered to be acceptable.

In the light of the domestic nature of the extension proposed it is considered to be appropriate to add an informative only relating to contaminated land in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension.

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

1. Proactive with amendments
2. Contaminated land

Case Officer: Hannah Barker Date: 21st January 2019

Authorised by: Peter Barnett Date: 21 January 2019