Development Control – Delegated Officer Report

Application Number: AWDM/0841/17 Recommendation – APPROVE

Site: 53 Greenways Crescent, Shoreham-by-Sea, BN43 6HR

Proposal: Single storey rear extension to west elevation (existing garage to be demolished).

Date of site visit: 06.07.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a two storey semi-detached residential dwelling situated on the west side of Greenfield Crescent. The topography of the site is rising land from south to north. The character of the street scene is one of two storey residential dwellings in a mix of predominantly semi-detached and terraced form.

The dwelling also has a detached garage at the boundary with no.51; the garage is set back from the front of the house. No. 51's garage is also onto the boundary with the application site, but is set forward of the dwelling.

The application site has an existing single storey rear extension and a raised patio area behind the extension and has a long rear garden. No. 55 has a single storey rear conservatory.

Proposal

Permission is sought for a single storey rear extension which will replace the existing single storey rear extension. The extension will link with a single storey side extension which itself will replace the existing garage.

The rear extension will measure approx. 6m in depth x 5.5m in width x 3.2m in height to the flat roof and approx. 4m in height to the slope roof section

The side extension will measure approx. 7.1 in depth x 2.6m wide at the front where it adjoins the proposed rear extension and 3m wide at its rear x 3.2m high.

NB: Both of the extensions will be stepped down from the dwellinghouse by approx. 500mm

There is also a proposed replacement front porch measuring approx. 1.2m x 2.1m x 2.6m high

Consultations: None undertaken

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan 2016: Policy 15
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The existing dwelling is looking a bit tired and the proposal seeks to re-build the rear extension; garage; and porch.

The existing raised rear single storey extension sits very close to the boundary with no. 55. The proposed rear extension will be some 2.8m longer than the existing extension and because the extension will be built at ground level rather than stepped up as currently exists; it will be approx. 200mm lower than the existing extension.

The plans indicate that the proposed extension will be approx. 4m high where it joins the dwellinghouse, and drops down to 3.1m in height after 1.7m Therefore in relation to the neighbouring extension which is currently higher than the extension at no. 53 by some 700mm than the existing extension at the application site, and because the proposal will be at natural ground level, the height of it compared to the extension at no. 55 will be some 1metre, although it must be said that the first part of the extension nearest the house, will be higher than the flat roof section by approx.900mm. It is thereby concluded that the proposal will be at a similar height to the neighbouring extension at the point next to the dwelling.

But, the extension at no. 55 has a depth of 3.9m and the application proposal is for a 6m depth extension, some 2.1m longer than that existing at its adjoining neighbour. Currently, there is an evergreen hedge on the neighbouring (no.55) boundary which is taller than the fence, indeed approx. the same height as the proposed extension. This hedging may have to be cut back/out in order for the development to take place, but the fact that it is evergreen and approx. the same height as the development, gives an indication of the height to be expected.

Turning to the garage replacement extension, it will be brought slightly forward of the existing garage by approx. 1m and will continue further back than the existing garage by approx. 1m, and it will be some 200m off of the side of the neighbouring dwelling no. 51, and will be some 1.5m to the rear of no. 51

Using the 45° rule from the rear window of no. 51 the line avoids the proposed side extension, therefore there will be no material loss of light to the neighbouring property from the extension.

The front porch will be an enlargement of the existing porch, and is considered to be in proportion with the existing dwelling.

Residential Amenity
In view of the fact that the rear extension will be on lower land than its adjoining neighbour no. 55, and that it will be only some 2.1m longer than the existing extension at no. 55, it is considered that the proposed extension will not cause unacceptable harm onto that property.

The side extension will only be approx. 1m longer than the existing garage and it will not result in loss of light onto no. 51 it is considered that it too will not cause unacceptable harm onto that property.

From the street view the change from the garage door opening to a door and a window, will not result in a loss of residential amenity and the porch enlargement will be a more in keeping porch than is currently existing.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. No windows in side elevations
4. Materials to be in accordance with those indicated on the submitted planning application forms.

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 14.07.2017

Authorised by: Jo Morin Date: 17.07.2017