Development Management - Delegated Officer Report

Application Number: AWDM/0299/18 Recommendation – Approve

Site: 4 Coral Close, Shoreham-By-Sea

Proposal: Demolition of part of southern boundary wall; single storey extension to east elevation with sloped hipped roof

Date of site visit: 8 March 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terrace dwelling in a relatively new housing estate. It is proposed to construct a ground floor extension at the rear measuring, as amended, 3m deep, across the full width of the house to a height of 3.8m with a hipped roof. Permission is required because the original planning permission for the development as whole (ADC/0287/09) removed PD rights for extensions.

The construction of the extension will necessitate the partial demolition of the existing brick wall on the southern boundary. The southern wall of the extension will form the new boundary wall and will be tied into the remainder of the original wall.

To the south lies an area of open space containing a mature tree. The site lies within the Southlands Conservation Area.

Relevant site history

ADC/0287/09 – Redevelopment of redundant land and buildings to provide 197 dwellings (including 57 'affordable') including permanent and temporary vehicular access from Upper Shoreham Road; demolition of former Refectory Block (part), Storrington House and other buildings and chimneys; refurbishment and conversion of remaining part of Refectory Block into 12 apartments and 2 houses and the Entrance Block into 9 apartments and 6 houses; new build to provide 51 apartments and 117 houses; public open space (incl. childrens play area) and ancillary parking and landscaping

AWDM/1545/12 – Rear conservatory at 8 Coral Close approved

Consultations

Adur & Worthing Councils: The ***Tree & Landscape*** Officer advises that all excavations should be hand dug to establish if any major or anchoring roots are present, and the foundations should have the contingency to be built to allow any roots found to remain undisturbed.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 30
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (March 2012)

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, despite being at the rear, will be visible from the adjoining open space. It will be approximately 1.7m higher than the existing wall with a roof pitching away from the boundary. The roof is to be covered in manufactured slate-effect tiles to be in keeping with the slate on the main roof.

The amended depth of the extension at 3m complies with the Council's DM Standard for residential extensions and will leave a reduced rear garden depth of 6.5m.

Other dwellings on the estate have been extended previously, of varying depths in the region of 2.5m, 2.9m and 3m. The current proposal would be in keeping with those extensions and is considered to be acceptable.

Residential amenity

The extension will be directly to the south of the adjoining property and complies with the Council's guidance on the depth of residential extensions. Some loss of light and outlook can be expected as a result of this proposal but it is not considered that it would be sufficiently harmful to warrant refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Hand dig foundations

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

1. 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.

2. You are advised that consent of the Estate Management Company may be required to carry out works over the communal open space

Case Officer: Peter Barnett Date: 4 April 2018

Authorised by: Gary Peck Date: 5 April 2018