Expiry Date - 27/05/2014

Development Control – Delegated Officer Report

Application Number: AWDM/0148/14 Recommendation – APPROVE

Site: 44 Fairfield Close Shoreham-By-Sea West Sussex BN43 6BH

Proposal: Single storey side extension with pitched roof

Date of site visit: 08/04/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a semi-detached chalet bungalow on the south eastern end of a cul-de-sac of similar properties and a residential suburb. The land is generally flat in topography. The east rear boundary is enclosed by a tall close-boarded fence and mature trees and other dense vegetation.

The house to the north at no, 46 is set at an angle to the application dwelling. It has a south facing door with side light and an obscure glazed window. The boundary on this side is enclosed by fences and vegetation.

Permission is sought for a pitched-roofed single-storey side extension recessed 5m from the projecting frontage of the dwelling and measuring 6.5m deep x 4.7m high x 3.6m wide to adjoin the east side of the house. The roof will have front pitch parallel to that of the dwelling, there would be a side door, front and rear windows and rooflights and materials would match comprising render with tiled roofing and upvc glazing.

Consultations: None

Representations: No third party representations.

Relevant Planning Policies

Saved Adur Local Plan policies (AG1, AH7):
National Planning Policy Framework (CLG 2012)
SPG 'Extensions and Alterations to Dwellings'

Planning History

SU/136/03/TP/20644 - rooms in roof (with side gable and front & rear dormers) Permitted.

Expiry Date - 27/05/2014

Planning Assessment

The main issues are visual amenity and neighbour amenity.

Visual amenity

The proposed extension would blend with the host dwelling by virtue of the replicated roof slope and matching materials and finish and overall, despite the windows being smaller than those on the main elevations of the house, the addition would be too minor in its setting to have any detrimental impact on the character of the house or the street scene.

Neighbour amenity

The single-storey form of the addition would ensure that there would be no undue impression of dominance. In reaching this view, the distance of separation between the addition and the nearest dwelling affected at no. 46 and the substantial degree of boundary enclosure between them have been taken into account. The addition would cause only minimal light loss to this neighbouring house but the use of white render to the surfaces of the addition which would serve to optimise ambient light. The main habitable room windows of this other house face east and west and the absence of main habitable room side windows in no. 46 will all mean that this dwelling will not overall suffer any significant loss of light or outlook. There will result no notable loss of privacy in view of the spacing and divergent siting of these neighbouring dwellings and the side door would mainly face the east boundary.

No other dwelling will be affected.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Adur Local Plan (AG1, AH7).

Subject to Conditions:-

1. Standard 3 year time limit
2. External materials to match
3. No side windows
4. Approved plans: location plan, block plan and unnumbered existing and proposed drawings received 01/04/14.

Informative:

Expiry Date - 27/05/2014

The Local Planning Authority has acted positively and proactively in determining this application. 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.

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

Case Officer: L Simmons Date: 08 May 2014

Authorised by: Jo Morin Date: 9 May 2014