**Expiry Date – 6/6/13 (not on spreadsheet)**

# Development Control – Delegated Officer Report

**Application Number: AWDM/0390/13 Recommendation – APPROVE**

**Site:** 35 Chiltern Close

**Proposal:** **Single storey side/rear extension**

Neighbours checked: Y

Additional neighbour notifications: N

## Proposal, Site and Surroundings

This application relates to an end of terrace 1960's dwelling on the north side of Chiltern Close a cul de sac off Stoney Lane. The property has a side rear garden access.

The property is not in a conservation area and is not a listed building and there are no protected trees on the site.

Permission is sought to add a ground floor rear/side extension measuring 3.2 metres in depth by 1.7 metres in width and 2.6 metres in height. It will project 900mm beyond the side wall to within 150mm of the side boundary. The extension is required to provide a ground floor WC. It extends to the side of an existing rear addition.

A rear dormer shown on the drawings is to be built under Permitted Development and does not form part of the application; only shown for information.

## Relevant Planning History

None.

## Consultations

The ***Environmental Health*** officer has no objection but would like to see the precautionary contamination condition added to any approval.

## Representations

None received.

## Relevant Planning Policies and Guidance

National Planning Policy Framework (DCLG 2012)
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 and AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control

Standard No.2 ‘Space Around New Dwellings and Flats’; No.3 ‘Extensions and Alterations to Dwellings’;

**Planning Assessment**

***Principle***

Where extensions will have no significant impact on neighbours and are of acceptable design permission will generally be forthcoming.

***Visual amenity***

Policy AH7(b) of the Adur District Local Plan requires extensions to be of a design and materials sympathetic to the original dwelling and the area in general. The extension is to be built in materials to match the original house and extension. It does project beyond the original side wall of the house but will be little glimpsed from the road due to how far set back it is and a 1.8 metre high gate at the front of the side passage.

***Neighbour Amenity***

The extension is 3.2 metres in depth. No. 36 to the east, the only affected neighbour, has not extended to the rear but has a similar side passage. No significant harm will occur.

The loss of the rear garden access is regrettable but not in itself unacceptable.

**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 National Planning Policy Framework, Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 and AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.2 ‘Space Around New Dwellings and Flats’; No.3 ‘Extensions and Alterations to Dwellings’;

**Subject to Conditions:-**

1. Standard 3 year time limit
2. Approved Plans
3. External materials to match existing
4. No windows to be formed in east side wall

**Informatives**

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.

Is recommendation contrary to any representations? N

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| Case Officer signed: | MOK | Date: 21.6.13 |
| Authorised and signed by: | PD | Date: 24.6.13 |