# Development Control – Delegated Officer Report

**Application Number: AWDM/1720/16 Recommendation – APPROVE**

**Site: 9 Falcon Close, Shoreham-by-Sea, BN43 5HN**

**Proposal: First floor side extension to south elevation and single storey rear extension to east elevation.**

**Date of site visit:** 31.01.2017

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings**

Two storey semi-detached residential dwelling. The front elevation has white horizontal cladding on the whole elevation as does the other half of the semi, namely no.10 Falcon Close. The side elevation also has horizontal cladding The section surrounding the front door is a render finish. The rear elevation is render finish. The roof tiles are brown interlocking and most of the front roof slope has solar panels.

There is a single storey side extension in render finish very close to the boundary with no. 8

The character of the street is mixed two storey and 1 ½ storey, some brick finished some render, some horizontal cladding, some mixed.

The close is around a grassed square with one way in and the same way out.

**Proposal**

Permission is sought for a two storey side extension to be constructed over the existing single storey side extension. The existing single storey extension protrudes forward and aftward from the front and rear elevations. The two storey extension will only be to the front and rear elevations of the original dwelling.

The single storey rear extension, will be across the full width of the original dwelling, but will not protrude any further out than the existing single storey side extension.

**Consultations:** ***Environmental Health:*** Precautionary condition required.

**Representations:** 1 letter of objection from 10 Falcon Close.

- Both the first floor side extension and the single storey extension will create shadowing and impinge upon light levels to the southern aspect of my property.

**Relevant Planning Policies**

Saved Local Plan policies (ADC 1996): AG1, AH7
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 extensions 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 neighbouring properties and the locality.

***Visual Amenity***

The proposed first floor side extension will be over the existing single storey side extension and will not protrude outside of the front or rear existing elevations of the original dwelling. This extension will though be up to the boundary with its neighbouring property, no. 8, but in view of the fact that these properties are sited on a staggered building, with the front of the extension some 4 m behind (north-east) the front of No.8, no terracing effect would arise in this instance and the visual impact in the street is diminished.

The first floor extension will be of the same design as the existing dwelling and will tie in well with the overall appearance of the dwelling. It is noted that no. 7 and no. 12 have undertaken two storey side extensions – on either end of this 'run' of 6 no. s/d house. Thereby the street is characterised by two storey extensions, some of which are close to the boundary.

The single storey rear extension will be all to the rear and will not be viewed outside of the site, and thereby will not impact on the street in any manner.

***Residential Amenity***

No. 8 lies approx. 4m to the south of the extension and because of this will not be overshadowed by the extension and other than the decorative triangular window in the roof space, there will be no windows in the south elevation, thereby there will be no overlooking onto the neighbour, and a condition restricting windows and openings could be applied to any permission. As the two storey element is to the north of no. 8, there will be no loss of sunlight and with the 4m gap between the properties, there will be no greater loss of light than already exists.

No. 10 lies directly to the north of the application site, being the other half of the semi. It has a single storey flat roof garage to the side, onto the boundary with no. 11. The proposed single storey rear extension will measure approx. 3.1m deep and will be off the boundary with no. 10 by approx. 150mm. Its height is shown as being approx. 2.85m high. This height is only some 850mm higher than an average fence. It is thereby this section of the extension that is a material consideration against its effect onto the neighbouring property no. 10. It does lie to the south of no. 10, which could result in overshadowing and a reduction in light of that property, however its

depth is also less than the 3.5m the Development Control Standard No. 3 ‘Extensions and Alterations to Dwellings’. It is thereby considered that on balance the single storey rear extension would not have an unacceptable impact onto no. 10.

As the single storey rear extension will be wholly to the rear, it will have no impact onto the street scene.

**Recommendation**

**APPROVE subject to the following conditions.**

1. Approved plans
2. Standard time limit
3. Materials to match existing.
4. No additional windows or openings on side elevation facing no. 8 Falcon Close

***Informative***

1 Precautionary Contamination
2 Approved without revision

**Is recommendation contrary to letter(s) of representation? Y**

Case Officer: Eve Hearsey Date: 23.02.2017

Authorised by: Jo Morin Date: 24.02.2017