Development Management - Delegated Officer Report

Application Number: **AWDM/0825/13** **Recommendation –** Approve

Site: 139 Middle Road, Shoreham-By-Sea

Proposal: Single storey side and rear extension

Date of site visit: 12 September 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to one of a pair of semi-detached houses located on the north side of Middle Road, west of its junction with Southview Close. There is an existing rear lean-to addition and side lean-to structures. This is a predominantly residential area comprising of a mix of dwelling types and designs.

Permission is sought for the construction of a single storey extension to wrap around the side and rear of the house, which would extend from and partially replace the existing rear and side additions.

The rear extension would measure 2 metres in depth from the back of the existing lean-to wall and extend across the house to wrap around as a side addition measuring approximately 1.5 metres in width from the main side wall. The rear section would have a flat roof with false pitch on 2 sides and the extension to the side would have a monopitch roof.

Relevant site history

ADC/0132/08 Single storey rear extension approved 29.04.2008

Consultations
Adur & Worthing Councils – The Environmental Health Officer has recommended a precautionary contamination condition.

Representations
None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)

Planning Assessment

The site is not identified as being potentially contaminated therefore an informative is considered sufficient to advise the applicant of any potential contamination.

Residential amenity

The adjoining house to the west at No.141 has its own rear lean-to to the same depth and height as the existing lean-to at the application site. Although the design of the extension would be 3.1 metres high approximately on this side, the additional depth has been limited to 2 metres and the use of tile hanging to the top section would reduce the perception of bulk by providing a visual break. It is considered that there would be no significant impact on the occupiers of No.141 in terms of loss of light or outlook.

To the west at No. 137 is a detached house that has been divided into flats and there is a side access that leads to flats at the rear. There is a separation distance of approximately 4 metres between the boundary with the application site and the side wall of No.137. Having regard to this relationship and the scale of the extensions proposed, it is considered that there would be no significant impact on the occupiers of No.137 in terms of loss of light or outlook. A side window and roof light is proposed but these are at a relatively high level and subject to obscure glazing for the lower window would not cause any significant overlooking.

A condition is recommended to prevent additional side windows being installed in the interests of protecting privacy.

Visual amenity
The extension would be reasonably sympathetic in terms of scale and design, with only the rear section that has a flat roof but with the addition of a false pitch roof to help blend with the existing building. Although the side part of the extension would be visible in the streetscene, it would be set well back from the front wall of the house and given the existence of the porch (which is to remain) and current lean-to at the side, the side extension would not be significantly harmful to the balance and symmetry of the pair of semi-detached houses and would be reasonably subservient.

Subject to the use of matching materials, design and impact on visual amenity is considered acceptable.

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 District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials

3. Side (west wall) window to be obscure glazed etc
4. No further side windows (east and west)
5. Permission relates to approved plans:
   Drawing number 1325/01 entitled 'Proposed Elevations' deposited 10 July 2013
   Drawing number 1325/02 entitled 'Proposed Ground Floor' deposited 10 July 2013
   Drawing number 1325/03 entitled 'Existing Elevations' deposited 10 July 2013
   Drawing number 1325/04 entitled 'Existing Floor Plans' deposited 10 July 2013
   Drawing number 1325/05 entitled 'Site Plans 1:500 and 1:1250' deposited 10 July 2013

Informative:

- Contamination precaution
- 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.

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

Case Officer: Rebekah Smith Date: 30 September 2013

Authorised by: Peter Barnett Date: 1 October 2013