Development Management – Delegated Officer Report

Application Number: AWDM/0257/15 Recommendation – APPROVE

Site: 23 The Gardens Southwick

Proposal: Single storey rear extension and rear dormer.

Date of site visit: 31.03.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the north side of the Gardens the railway line runs to the north abutting the rear boundary. The site comprises of a semi-detached bungalow with a small front garden enclosed by a dwarf wall. There are gates with a shared driveway/access to the side of the bungalow, leading to the main entrance to the bungalow on the side elevation and the rear garden enclosed by close boarded fencing and a gate. The bungalow has an existing single storey flat roof projection with part hipped, tiled roof. There is a matching addition at the attached semi, this is likely to have formed part of an original feature. Permission is sought to extend the existing single storey addition which as existing has a maximum depth of 4 metres. It is proposed to increase this by 1.7 metres to a maximum depth of 5.8 metres. The extension is 3.9 metres wide it extends along the line of the southern side of the existing bungalow and is set in from the boundary fence with the attached bungalow, no. 21 by 2.45 metres. The extension is of flat roof design and is 2.8 metres high. The addition will form a kitchen diner. The rear addition as existing contains the kitchen and bathroom. The layout of the bungalow is to be reconfigured to allow the bathroom to be located where the dining room was with an enlarged hall leading to the extended part of the dwelling.

Also forming part of this application is a proposed rear flat roof dormer. This dormer is 4.5 metres wide, 2.5 metres high with a maximum depth of 2.7 metres. The dormer forms part of a loft conversion and the submitted plans show velux windows to the front roof slope. The loft conversion will accommodate two bedrooms and a bathroom.

Consultations: Southern Water has advised that they require a formal application for a new connection to the public foul and surface water sewer to be made by the applicant or developer. The applicant is advised to discuss the matter with Southern Water. We request that should this application receive planning approval the following informative is attached to the consent. “A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 03303030119) or www.southernwater.co.uk

Representations: no letters of representation have been received.

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

Principle

There is no objection in principle to the proposed development which involves extensions to an existing dwelling.

Visual amenity

The proposed rear extension will not be visible in the street scene as it is to the rear of the bungalow. It would be seen from the side access when approaching the main entrance to the bungalow. The back gate is to be relocated and the side wall of the extension would mark the side boundary of the enclosed rear garden where the side fence is as existing. The extension is deep at 5.7 metres in total however given that it is not extending across the whole of the rear elevation and it is set in away from the boundary it is not considered to be out of keeping in size and scale with the existing bungalow. Also of consideration is the existing rear addition which is a likely original feature of the building which is already to a depth of 4 metres. The addition extension depth does not provide an unbalanced or over dominant feature in relation to the main building.

The front velux windows are visible within the street scene however these do not require planning permission and benefit from the property’s permitted development rights, therefore are not for consideration in this case.

The flat roof rear dormer is screened from the highway. It is a large flat roof addition however it is considered to be in scale with the existing large bungalow roof. It also is very similar to the adjacent dormer at the rear of the attached bungalow, although slightly smaller and differing in design slightly. However on the whole it is considered to be an acceptable addition. It does not overly dominate the roof slope or the existing bungalow.

Residential amenity

The rear dormer will result in increased over looking to the rear gardens of the adjacent dwellings. This is however to an acceptable degree and is not uncommon in residential streets such as this.

The rear extension is the main concern in this case with regards to its impact on the residential amenities of the occupiers of no. 21 the attached bungalow to the west. There is not considered to be any impact on the bungalow to the east, no. 25. This is due to the side elevation of the extension facing onto the

side of the adjacent dwelling. There will be no greater overlooking than existing, with a kitchen window facing east as existing.

Due to the depth of the extension and the proposed French doors facing onto the boundary it could be considered that the extension results in an unneighbourly form of development, with the boundary being at a distance of 2.45 metres from the extension. However although the French doors are in close proximity to the boundary leading onto a proposed patio where activity will be focused it is considered that this part of the development could be carried out under permitted development. The doors are shown within the existing part of the building.

At the application site, bedroom 2 is shown as the existing room adjacent to the boundary with no. 21. It is assumed therefore that the window adjacent to the boundary at no. 21 serves a bedroom also. Due to the existing projection at no. 21 and the proposed extension there could be concern that this window at the adjacent property is subject to a reduction in light and outlook as a result of a potential 'tunnelling effect' exacerbated by the proposed extension. Although it is acknowledged that there will be some loss of light and out look to this adjacent window it is considered, on balance that the impact is not such to justify a refusal in this case, although the impact is noted. The distance from the boundary and limited height of the extension of flat roof design will limit the impact on the neighbouring property. There the granting of permission in this case is justified.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-
   Block Plan – received 4th March 2015
   Location Plan – received 4th March 2015
   Existing Plan – C769 – received 4th March 2015
   Proposed Plan – C769-1 – received 4th March 2015

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

   Reason: *In the interests of visual amenity and to comply with saved policies of the AH7 of the Adur Local Plan.*

Informative

1. Proactive Statement – No Amendments
2. A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 03303030119) or www.southernwater.co.uk

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

Case Officer: Hannah Barker Date: 20th April 2015

Authorised by: Jo Morin Date: 27.04.2015