Development Control – Delegated Officer Report

Application Number: AWDM/0235/16 Recommendation – APPROVE

Site: 8 Juniper Walk, Shoreham-by-Sea, West Sussex BN43 6JE

Proposal: Single storey rear extension and garage conversion

Date of site visit: 07.04.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The proposal site lies on the west side of Juniper Walk, being of a Radburn design, i.e. with a pedestrian access only at the front of the property and vehicular access and road to the rear. The property is a two storey semi-detached dwelling. The street is a mixture of regular orientation of dwellings and Radburn layout.

The topography of the site is higher to the rear than the front, and that is a point of note within the area, that the area contains some sloping land.

Proposal

Planning permission is sought for a single store rear extension and garage conversion. These works have largely been undertaken, but not to standard, and the current owner seeks to rectify this situation. They proposed to dual skin the walls, and add insulation etc. They also seek to remove the existing conservatory and replace with a brick structure, which will again insulate the building.

The new extension will be slightly longer than the existing conservatory, going from 3m to 4.4m, and will be slightly wider by some 150mm. There is a gap of approx. 1m between the proposal and the boundary with the neighbouring property no. 9. The height of the new extension will be lower than the existing conservatory, being approx. 2.9m whereas the existing conservatory is approx. 3.2.

Consultations:

Southern Water require a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

Southern Water request that should the application receive planning approval, an informative is attached to the consent regarding the connection.

Building over a public sewer is not normally permitted by Southern Water. An investigation of the sewer is required to ascertain its condition, the number of properties served, and potential means of access, before any decision can be

made as to whether it would be acceptable for the proposed development, and before any further works commence on the site.

The applicant is advised to discuss the matter further with Souther Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Representations: None received.

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 extension 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 locality.

Visual Amenity

The neighbouring properties have undertaken similar rear extensions thereby the proposal will not be out of keeping with the locality.

Residential Amenity

The proposed extension would largely be a modernisation of the existing extension by way of insulation in the main. The conservatory will be replaced by a brick extension which will be a little lower than the existing conservatory by some 300mm and thereby will not have a direct impact onto the nearest neighbour, no.9 Juniper Walk. The length of the proposal is over that normally accepted by the saved local plan policy. The SPG 'Extensions and Alterations to Dwellings' would seek that a rear extension should normally be no deeper than 3.5m.

The proposal at 4.4m is 900mm longer than the above, however, it is considered that this is offset by the fact that there is an existing structure is 300mm taller than the proposal. In addition to this there is a gap of 1m between the proposal and the side boundary, and unlike the existing conservatory, the new building will not have any side windows facing the side boundary with the neighbouring property. It is thereby contended that the increased depth of the proposal will not have an unacceptably harmful effect of the visual amenities of the neighbouring residential property.

The amended building works to the existing extension plus the replacement of the existing conservatory with the flat roof brick extension, are not considered to result in the loss of residential amenity onto the neighbouring residential properties, particularly as the building replacing the existing conservatory will be lower than that building, and will not have any side windows to face the neighbours. The other forms of built structure are existing on the site.

Recommendation

APPROVE

1. Standard time limit
2. Approved plans
3. Materials to match existing
4. No windows in side (north east) wall of the extension

Informative

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. 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: 0330 303 0119) or www.southernwater.co.uk
3. The applicant is advised to discuss future ownership of sewers with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southerwater.co.uk

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

Case Officer: Eve Hearsey Date: 11.04.2016

Authorised by: Jo Morin Date: 19.04.2016