Development Management - Delegated Officer Report

Application Number: AWDM/0772/18 Recommendation – APPROVE

Site: 7 Clarendon Road, Shoreham-By-Sea

Proposal: Single storey side/rear extension

Date of site visit: 10th July 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is an end of terrace two storey property within a street and locality of similar properties. The property is on the corner with a road to the front and side. There is currently a dense, over grown hedge along the eastern boundary to the side of the dwelling, adjacent to the highway. Consent is sought to extend the property at single storey to the side and rear of the property. A lean to style roof is proposed, a study and family room is to be created here. Amended plans have been received following advice from the case officer. It was considered that the front of the extension should be set back and not in line with the property frontage to allow it to appear subservient. It was also unclear if the hedge was to remain or be removed and what boundary treatment was proposed. It was also requested that the extension be made narrower. Amended plans have been received and are for consideration here. The plans show the extension set back, they state that the hedge is to be removed and a 1.5 metre fence is to be along the side boundary. The pitch of the roof has been made steeper to relate more to the pitch of the main roof. The extension remains the same width as originally submitted.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The side and rear extension will be clearly visible within the street scene. The hedge is to be removed and a fence erected. The extension is at single storey level only, is set back from the front of the main dwelling. Although the extension is visible it is not considered that it will have any visual adverse impact upon the street scene. It will not be over dominant when viewed within the context of the existing built environment. Although the case officer requested that the extension was reduced in width, the applicant's agent resisted this request. On balance the proposed extension as amended is acceptable in this case a refusal would not be warranted here. Materials will be used to match existing.

Residential amenity

Due to its siting the extension will be visible from many properties surrounding the site. However the property which will impacted is that attached to the dwelling to the west. The rear section of the extension will be adjacent to this neighbour. This part of the extension however only extends 2 metres in depth beyond the rear of the existing dwelling and is set in 0.9 metres from the boundary. There is a lean to extension at the adjacent dwelling, it is not considered that the proposal will result in any loss of light, privacy or overbearing impact in this case. A condition is attached to ensure that no windows are to be inserted in the east or west side of the extension to protect amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east and west elevation of the extension.

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

Inf: -Proactive with amendments

Case Officer: Hannah Barker Date: 1st October 2018

Authorised by: Gary Peck Date: 2 October 2018