Development Management – Delegated Officer Report

Application Number: AWDM/1452/16 Recommendation – APPROVE

Site: 9 Mile Oak Crescent, Southwick

Proposal: Replacement flat roofed single storey rear extension to south west elevation and increased size of raised platform adjacent to boundary with no. 11 Mile Oak Crescent.

Date of site visit: 22.11.16

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a two storey semi-detached dwelling within a street of similar properties. The loft has been converted with a small dormer to the rear. There is off street parking to the frontage and the main entrance is to the side. The building has a rear gable projection which represents the original building form and is replicated with the neighbouring properties.

To the rear of the dwelling between the boundary with no. 11 the attached dwelling and the existing rear gable projection is a flat roof infill extension slightly shallower than the gable. There are sliding patio doors with concrete steps and a wooden handrail leading to the garden which is significantly lower in ground level.

Consent is sought to remove the existing infill extension and replace it with a similar flat roof extension which will be flush with the rear gable. The extension will be 2.5 metres wide, 3.6 metres in depth and 3.5 metres in height increasing to 3.7 metres and the ground levels drop to the rear of the site.

The current sliding patio doors allow for access to the garden via steps to the garden. The proposed extension will have outward opening French doors which give rise to the need for a wider raised platform for safe and practical access to the garden. The platform is 1.7 metres wide and 1 metre deep. It is positioned 0.6 metres from the boundary with the attached dwelling no. 11 Mile Oak Crescent. The stairs remain in a similar position to existing. The platform and stairs are enclosed with balustrade and handrails, these will need to comply with Building Regulations.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Adur Submission Local Plan Policy 15

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 extension is to the rear of the site between the boundary and the rear projection it is therefore totally screened from the street scene. It is a modest extension replacing an existing addition. It is slightly deeper and higher than the existing extension however, the extension still remain modest and subservient to the main dwelling. Materials will be used to match existing, the building is currently a combination of brick and render.

Residential Amenity

Due to the position of the extension the main property to be affected is no. 11 Mile Oak Crescent the attached dwelling to the north west. This dwelling is of matching, original design with a rear gable projection and recessed dining room with patio doors. Consideration must be given to the impact of the proposed extension upon the amenities of the occupiers of the attached dwelling. It is considered that the existing flat roof infill extension is to some extent currently limiting light and outlook to the adjacent recessed dining room. The replacement extension will be slightly higher although will remain of flat roof design. It is also extending an additional 0.5 metres in depth. On balance it is not considered that this additional height and depth will contribute to a greater significant impact than existing which would warrant a refusal. No significant, additional loss of light or outlook would exist. A condition is attached to ensure that no openings are inserted in this side elevation to protect the neighbours from overlooking.

It must be noted here that the Council's Development Control Standard states that extensions of this type should not exceed 3.5 metres is depth. This extension is to increase to 3.6 metres in depth. In the light of the impact of the existing extension and the proposed extension to be built flush with the existing gable it is not considered that in this case there would be justification to insist that the extension be reduced to 3.5 metres. The proposal as submitted is therefore acceptable.

Also for consideration here is the proposed, enlarged raised platform. Due to the change in door design this will be adjacent to the boundary. The drop in levels means that at the rear of the extension anyone standing on the platform will be at a higher level than the adjacent fence. This being in closer proximity than the existing access results in a potential to overlook the neighbouring property and therefore result in detriment to their amenities. A solution here was considered to be the addition of trellis screening to the top of the existing fencing to offer additional height to the existing fence so when accessing the garden from the rear of the extension anyone standing on the platform adjacent to the fence would not be able to overlook

the boundary. It is acknowledged that this platform does not serve any sort of purpose as a seating or dining area yet there would still be a loss of privacy should no additional screen be erected. The view if this were the case would be that this relationship would therefore be unacceptable.

The case officer discussed this directly with the owners of no. 11 who confirmed that they owned the boundary fence. They consented to the addition of trellis to the fence to allow for their privacy to be protected. A condition is therefore attached to ensure that this is the case. It is difficult to judge exactly where the finished floor level of the platform will be in relation to the boundary fence therefore the condition refers to the addition of close-mesh trellis to a height that will allow for the screen above the finished floor level of the raised platform to be 1.7 metres. This is to protect the amenities of the occupiers of both properties without consenting to the installation of an overly high screen that would be oppressive and detrimental to no. 11.

Recommendation

APPROVE

1. time limit
2. materials to match existing
3. approved drawings
4. no openings on north west elevation.
5. trellis screening to be erected above existing boundary fence between no. 11 and no.9 to be a total of 1.7 metres above finished floor level of the platform hereby permitted.

Informative

1. Proactive no amendments

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

Case Officer: Hannah Barker Date: 20th December 2016

Authorised by: Jo Morin Date: 20 Dec 2016