Development Control – Delegated Officer Report

Application Number: AWDM/1325/12 Recommendation – Approve

Site: 57 Hayley Road Lancing West Sussex BN15 9EZ

Proposal: Two-storey side extension

Date of site visit: 16.11.2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a 2-storey end of terrace estate house. The terrace is sited at 90º to Hayley Road, fronting onto a communal access path to the south. A further terrace of houses lies parallel to the south, served by the same communal access path. No.57 is sited adjacent to the highway with an area of side garden between the flank of the house and the public highway. The side boundary is defined by a dense conifer hedge. There is a garage in the rear garden which forms part of a larger garage compound accessed from Hayley Road to the north of the site.

Permission is sought for a 2-storey side extension on the east side. It would be 3.3m wide and 7.8m deep, with brick elevations under a tiled, pitched and gabled roof. The extension would be inset from the front and rear of the existing house by 300mm. The additional accommodation would consist of a playroom, WC and utility on the ground-floor, with bedroom and en-suite on the first-floor.

The site is located within Flood Zone 3 and the application is accompanied by a FRA (EA Standing Advice).

Relevant site history

Consultations

The Contaminated Land Officer (EHO) recommends a pre-cautionary condition relating to potential contamination.

Lancing Parish Council:

No objection.

Representations

No third party representations 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'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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.

The site is not identified as contaminated and an informative is considered adequate for the purpose of informing the applicant of this issue.

Visual amenity

The road curves round to the east which has resulted in a 'wedge-shaped' space to the side of this house. A gap of between 2 – 4m would be retained between the flank wall of the proposed side extension and the boundary, including the retention of the existing conifer hedge.

The gabled form of the proposed side extension and its detailed design would match the existing house. At pre-application it was advised that the extension should be stepped back from the front of the existing house (where the side garden is narrower) by 2m, and the ridge height lowered accordingly, so as to appear subservient to the host dwelling and avoid a cramped appearance. However, this could not easily be achieved without extensive alterations to the internal layout of the existing house. Instead, the applicant's architect has sought to achieve an element of subordination by setting in the extension from the front and rear elevations by a nominal amount, slight reducing the height of the extension compared to the main roof ridge. This is not ideal in visual terms, but a similarly designed extension has been permitted at 60 Hayley Road on the opposite side of the road (ADC/0335/07 refers).

On balance, it is considered the extension would have a satisfactory appearance and would not unbalance the rhythm of the terrace. A reasonable amount of space would be retained to the side of the house without appearing cramped in the streetscene. It would be desirable to retain the existing hedge and this could be a condition of planning permission.

Residential amenity

The proposed extension would be sited approximately 22m to the north and east of the terraced houses to the south (No.s 37-45). The houses on the east side of Hayley Road would be over 25m distant. There would be no adverse impacts on the attached house, No.55.

Flood Risk

Floor levels will match existing and satisfactory consideration has been given to flood resilience proofing measures within the submitted FRA.

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 and without significantly increasing the risk of flooding. It would consequently not conflict with the saved policies of. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Existing hedge retained
4. Permission relates to approved plans:
   Site Location/Block Plan Drawing No:50 Date Valid: 1 Nov 2012
   Existing G-F Plan Drawing No:100 Date Valid: 1 Nov 2012
   Existing F-F/Roof Plan Drawing No:105 Date Valid: 1 Nov 2012
   Existing Elevations Drawing 110 Date Valid: 1 Nov 2012
   Existing Streetscenes Drawing 111 Date Valid: 1 Nov 2012
   Existing Flank Streetscene Drawing No:112 Date Valid: 1 Nov 2012
   Existing Sections Drawing No:113 Date Valid: 1 Nov 2012
   Proposed Site Plan Drawing No:115/A Date Valid: 1 Nov 2012
   Proposed G-F Plan Drawing No:120/A Date Valid: 1 Nov 2012
   Proposed F-F Plan Drawing No:125/A Date Valid: 1 Nov 2012
   Proposed Roof Plan Drawing No:130/A Date Valid: 1 Nov 2012
   Proposed Elevations Drawing No:135/B Date Valid: 1 Nov 2012
   Proposed Front and Rear Streetscene Drawing No:136/A Date Valid: 1 Nov 2012
   Proposed Flank Streetscene Drawing No:137/A Date Valid: 1 Nov 2012
   Proposed Sections Drawing No:138/A Date Valid: 1 Nov 2012

Informative: Pre-cautionary contamination

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern (as originally proposed at pre-application) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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? No

Case Officer: Jo Morin Date: 10 Dec 2012

Authorised by: Gary Peck Date: 11 December 2012