Development Control – Delegated Officer Report

Application Number: AWDM/1546/13 Recommendation – APPROVE

Site: 34 Parkside Shoreham-By-Sea West Sussex BN43 6HA

Proposal: Two storey and single storey extensions on rear (east) elevation

Date of Site visit: 7/1/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is located within the built up area of Shoreham on the east side of Parkside. The street comprises a mix of detached and semi-detached dwellings with varying style and character but of similar scales and the houses are aligned in a north south arrangement with their frontages facing west. The land slopes down to the south.

The houses to either side have 2-storey rear extension, the one on the south side at 32 being shorter in depth than that on the back of no. 36 to the north which has side / south facing doors and windows.

The proposal seeks permission for a part single and part 2-storey rear extension. Replacement drawings showing a hipped roof and deleting a north-facing first floor window were subsequently submitted following discussion between the agent and the Council.

Representations

Third Parties: **-** None received.

Relevant Planning Policies and Guidance

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 March 2012

Planning Assessment

Principle

Policy AH7 of the Local Plan states that extensions and alterations to dwellings should be designed so as not to result in an unacceptable degree of

overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential amenity

The rear 2-storey addition would be of similar height and scale to that attached to no. 36 to the north. Although the position of the proposed extension is south of the neighbour on this side, there will still be adequate light to this adjoining property's side return and windows by virtue of the pale colour washed render finishes to the elevations which would optimise ambient light and the east facing windows in the ground floor element of no.36.

The 2-storey element would not be considered large or close enough to the property to the south at 32 as to appear unduly overbearing.

The single-storey element is not considered sufficiently large as to cause serious light loss or any undue dominance for the purposes of the house to the north.

There would be no side facing windows in the extensions that would allow overlooking to neighbouring property. The ground floor south facing window would be obscure glazed and therefore of no risk to privacy.

Visual amenity

Being proposed to the rear of the dwelling, the additions would be out of general street view and therefore would not be visually disruptive to the visual amenities of the area from public viewpoints. The materials, roof angles, window positions and external finishes would also harmonise acceptably with the dwelling.

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. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the NPPF.

Subject to Conditions:

1. Time Limit
2. Materials to match
3. No additional side windows
4. obscure glazing
5. Approved plans:

Nos. 6513:1A, 6514:4 and 6513:5 received 20/12/13 and nos. 6513:2 Rev B and 6513:3 Rev A received 29/1/14.

Informative

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.

Is recommendation contrary to any representations? N

Case Officer signed: Lawrence Simmons Date: 14th February 2014

Authorised and signed by: Jo Morin Date: 14.02.14