Development Management - Delegated Officer Report

Application Number: **AWDM/1611/16**

Recommendation – Approve

Site: 21 Erringham Road, Shoreham By Sea

Proposal: Demolition of existing extension and construction of replacement extension and alteration and extension of existing raised platform to include privacy screen to western boundary.

Date of site visit: 21 November 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application site relates to a 1930's semi-detached house located on the south side of Erringham Road, close to its junction with Mill Hill which is on the opposite side of the road. This is a predominantly residential area with a mix of dwelling types and designs in the immediate vicinity. The adjoining house has been extended to the side with a two storey side extension aligning with the front wall of the house and to the rear with a single storey lean-to addition. The application site has an existing attached side garage which aligns with the front wall of the house and a lean-to and conservatory extension at the rear with a raised patio attached to the rear. The ground level slopes from north to south with floor levels at the rear being raised approximately 1 metre above ground level.

Permission is sought for the construction of a single storey rear extension across the full width of the main rear wall which would measure 4.5 metres in depth to replace the existing rear structures. The extension would have a flat roof and false pitch up to 3.8 metres in height (measured from the ground level at the main rear wall). The rear raised patio would be extended across the full width of the proposed extension, stepping in at the south west corner to allow access around the existing rear store building which would remain. New steps are proposed and access platform are proposed which would result in a 3.85 metre deep structure. New privacy screening is proposed to the west side of the raised patio.

Relevant site history
AWDM/1457/15 Demolition of existing garage and construction of single storey side extension with bay window Approved 30.12.2015

Consultations
None

Representations

None

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'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Residential amenity
The applicant has amended the proposals to include a false pitch to the sides of the extension as well as the rear, bringing the eaves level lower down at the sides to help reduce the impact of the extension compared with the original proposals. The existing addition to the rear is also 4.5 metres in depth and so the application proposals would represent a relatively modest increase in bulk. The adjoining property to the west has an existing rear extension and so the full extent of the rear extension would not be perceived. The applicant has amended the rear raised patio to extend screening down the full length of its western side (where there is currently no screening) to avoid overlooking to the neighbouring property. To the east, the neighbouring property has been extended to the side and rear adjacent to the boundary and has no side windows that would be affected by the proposal. The scale of the proposals and relationship with neighbouring buildings would ensure that there would be no significant impact on the amenities of neighbouring occupiers.

Visual amenity
Following concerns over the appearance of the flat roof and that glimpsed views would be possible in the streetscene, a false pitch has been included at the sides as well as the rear. Given its scale and design and position at the rear of the building, the proposed extension would not cause any significant harm to the visual amenities of the site or surrounding area.

Recommendation

Approve
Subject to Conditions:-

1. Permission relates to approved plans
2. Standard time limit 3 years
3. Matching materials
4. No side windows
5. Privacy screen

Informative
The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) 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? N

Case Officer: Rebekah Smith Date: 28 November 2016

Authorised by: Peter Barnett Date: 29 November 2016