Development Control – Delegated Officer Report

Application Number: AWDM/0319/13 **Recommendation – Approve**

Site: **Summerwind 14 The Burrells Shoreham-By-Sea West Sussex**

Proposal: **Single storey rear extension.**

Date of site visit: 18 April 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a 20th century semi-detached chalet house with 'sprocketed' eaves. It has previously been enlarged by a single-storey extension on the south side of the rear elevation (SU/75/94/TP refers) and a large rear dormer (apparently as 'permitted development').

Permission is sought for a single-storey rear extension to infill the area to the north of that approved in 1994. It would be 5.8m deep and 5.2m wide with a part flat/part pitched roof 3.6m high (2.5m high at eaves). A roof lantern is proposed in the centre of the flat roof to match that existing. The external finishes would consist of smooth painted render and plain tiled 'skirt'.

Consultations:

Adur and Worthing Councils: The EHO (Contaminated Land) recommends a precautionary condition relating to the potential for contamination.

Representations: None 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' 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 has not been identified as potentially contaminated and an informative is considered adequate to inform the applicant of the potential risk.

Visual amenity

The proposed extension is large but not wholly out of scale with the host dwelling. Glimpses of the flank and part pitched roof will be visible through the gap between the houses, but will not be prominent in the streetscene.

Residential amenity

The most affected property is No.16 to the north, comprising a gable-fronted chalet bungalow which has recently been enlarged by a part-gabled rear extension with room in the roof including rear dormer (AWDM/0430/11 refers).

The proposed extension would not extend so deep into the plot as the recently constructed extension at No.16, but by reason of its size and position it will overshadow 2 obscurely glazed windows in a 'covered way' added to No.16, which is built onto the common boundary. The windows do not serve habitable accommodation and the only window in the main side wall which receives 'borrowed light' from this direction serves a bathroom. A roof light positioned low on the south-facing roof slope of No.16 serves a kitchen, but would not be adversely affected bearing in mind a gap of approximately 2m would be retained between the north flank of the proposed extension and the common boundary. The 3 roof lights higher up on the roof slope serving a bedroom, walk-in wardrobe and bathroom are unaffected.

The attached neighbour to the south, No.12, will not be affected.

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. Standard 3 year time limit
2. Materials to match existing dwelling
3. No windows in north side wall
4. Approved plans:
   Drawing No: 329/01 Existing Plans and Elevations, Location and Block Plan – Date Valid 18 March 2013
   Drawing No: 329/02 Proposed Plans and Elevations, Location and Block Plan Date Valid 18 March 2013

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.

Informative: Precautionary contamination

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

Case Officer: Jo Morin Date: 23 April 2013

Authorised by: Gary Peck Date: 24 April 2013