Expiry Date -

Development Control – Delegated Officer Report

Application Number: **AWDM/0424/12**

Recommendation – APPROVE

Site: **14 Hadrian Avenue Southwick**

Proposal: **Single storey rear extension (existing conservatory removed)**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a single storey rear extension to measure (at max) approx 2.9 metres in height, 3.1 metres in width, and 3.7 metres in length

The application property is a semi-detached bungalow that has been altered in the past by way of a flat roof rear extension and rear conservatory. The building is situated in an outer residential suburb of Southwick.

Relevant Planning History

None

Consultations

Worthing and Adur Councils: The **Environmental Health** officer requests precautionary contamination condition

Representations

None

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): BE1, CC1, CC6
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'

Planning Assessment

Principle

Upgrading of the residential accommodation is acceptable in principle.

Visual amenity

The proposed extension is rudimentary in its design and is not entirely harmonious with the design and style of the existing bungalow. Its breaching of the eaves line is unfortunate.

However it would replace an equally incongruous plastic conservatory so the development would result in no greater visual harm than presently experienced.

The extension is also situated at the rear of the building and is not visible to the public.

Amenity – effect on existing dwellings

The neighbour principally affected is the property to the north as the development is removed from remaining neighbours. The length of shared northern boundary fence closest to the buildings is low.

The extension would project quite far into the applicant's rear garden as it is to be built off an existing extension. Its solid flank wall built up close to the shared boundary would narrow the neighbour's outlook from their own conservatory.

Just over 1 metre is to be retained between the extension flank and shared boundary, with a greater distance (approximately 2 metres) to the neighbour's own conservatory. At the time of the site visit the neighbour's conservatory glazing onto the shared boundary had full length blinds drawn with the principal outlook and light source therefore from the west. Although the proposed extension would result in increased overshadowing and an enhanced enclosing effect on the outlook from the neighbour's conservatory it is considered the effects would not be so severe as to warrant refusal.

There are no windows in the flank of the extension facing the neighbour to the north, so intrusive overlooking is negated. Overlooking is limited to unobtrusive oblique views.

Contamination

The site is not contaminated so an informative would suffice to raise the applicant's awareness of this risk

Recommendation

APPROVE for the reason:-

The proposed development would place without detriment to the local environment and would not detract from its character or appearance. It has not resulted in any detriment to the amenities of neighbouring properties and consequently does not conflict with and the South East Plan (CC1, CC6, BE1) and 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'

Subject to Conditions:-

1. 3 year time limit
2. Approved plans
3. Materials/finishes to match existing
4. Notwithstanding "pd" no windows/openings in northern flank

Informative

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 17-05-2012

Authorised and signed by: Jo Morin Date: 18 May 2012