Development Management– Delegated Officer Report

Application Number: AWDM/1243/16 Recommendation – APPROVE

Site: 4 Saxons Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension to west elevation.

Date of site visit: 13.09.16

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached two storey dwelling within a cul-de-sac of similar properties. There is a single flat roof garage attached to the neighbour's garage set back to the side of the dwelling. The ground level rises steeply to the north.

Permission is sought for a single storey rear extension with a sloping mono-pitch roof. The extension is 2.9 metres in depth, 3.5 metres wide and has a maximum height of 4 metres. However due to the change in levels to the rear of the property there is a step down from the area directly to the rear of the dwelling to the garden. The extension will provide an enlarged kitchen.

Consultations:

West Sussex County Council: The County Archaeologist comments that there are no anticipated archaeological implications and no archaeological mitigation measures are required.

Southern Water:

"A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House,
Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension is to the rear of the dwelling and is therefore not visible within the street scene. Materials will be used to match existing and the size of the extension is in keeping with the character, design and scale of the main dwelling.

Residential Amenity

The application site is detached and to the north is no. 5 The Saxons. There is a distance of approximately 4.5 metres between the proposed extension and no. 5. The ancillary garages are between the dwellings and side driveways. The extension will therefore not have any adverse impact with regards to loss of light, privacy or overbearing impact upon the occupiers of no. 5 The Saxons.

To the south is no. 3 The Saxons, this property has an existing two storey, flat roof rear extension. The proposed extension will be at a distance of approximately 5.5 metres from no. 3. Due to the existing extension adjacent there is a large blank, flank elevation onto the application site. The proposed extension will be set away from the boundary with no. 3 and despite the increase in levels it is not considered there will be any adverse impact. A condition is attached to ensure that no openings shall be installed on either side of the extension to avoid overlooking and loss of privacy.

The dwellings to the rear of the site are at a lower ground level yet as the rear garden has a depth in excess of 16 metres it is not considered that the building will be oppressive or unneighbourly in this case.

Recommendation

APPROVE

1. Time limit
2. Materials to match existing
3. Approved plans
4. No openings in south or north elevation.

Informative

1. Proactive statement no amendments.
2. Southern Water

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

Case Officer: Hannah Barker Date: 19th September 2016

Authorised by: Jo Morin Date: 21.09.2016