Expiry Date – 18/4

Development Control – Delegated Officer Report

Application Number: AWDM/0115/13 Recommendation – APPROVE

Site: 39 Hawkins Road, Shoreham

Proposal: **Single storey pitched roof front, side and rear extensions (Revised Proposal).**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to part brick part rendered two storey semi detached inter war house on the east side of Hawkins Road. Hawkins Road climbs up from south to north. To the south is a detached bungalow on lower ground level, approximately 350mm lower at the front of its garage.

Permission is sought to add a single storey rear, single storey side and single storey front extension to this house. The application has twice been revised since first submitted. Solar panels previously proposed have been removed and the side and rear extensions have been altered.

The property is not in a conservation area and it is not a listed building and there are no protected trees on the site.

Relevant Planning History

None relevant.

Consultations

The ***Environmental Health*** officer has no objection but would like to see the precautionary contamination condition added to any approval.

Representations

No responses have been received to the revised consultation. The owners of No. 37 objected to the original application as follows:

i. Loss of light to dining room, the 45 degree angle should be applied;
ii. Right to light obstructed;
iii. Boundary wall not to be touched, removed, damaged of buildings footing encroach over boundary.

Relevant Planning Policies and Guidance

National Planning Policy Framework (DCLG 2012)
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 and AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Principle

Where extensions will have no significant impact on neighbours and are of an acceptable design permission will generally be forthcoming.

Visual amenity

Policy AH7(b) of the Adur District Local Plan requires extensions to be of a design and materials sympathetic to the original dwelling and the area in general.

Character and appearance

These semi detached houses have double storey square front bays and open canopied porches. The existing side conservatory is to be demolished and a larger side and front extension proposed in its place. The extension brings development forward of the side wall by 700mm and in line with the corner of the front bay and extends a pitched roof across the frontage. The porch remains open. The side extension maintains a minimum 840mm off the side boundary with No. 43 and extends 1100mm beyond the rear wall. The height to the underside of the eaves is 2.5 metres and is 3.6 metres to crown ridge. The side extension will have a garage in the front, the existing detached garage to the rear of the property is shown as being retained.

No. 43, to the south has a flat roofed garage on the boundary. Because of the difference in ground levels and the pitched roof proposed the new extension will be 1.5 metres taller to ridge than No. 43's garage. However a gap of 1.4 meters between the two will be maintained at the front which will go some way to reducing the contrast.

The design of the side extension is considered to be acceptable and not damaging to the general character of the property or the wider streetscene.

Residential amenity

No. 43 is on lower ground level, measured at 350mm at the front of the garage. Behind their own garage the property sits off the common boundary by 2.5 metres and has a bedroom window and bathroom window facing the site. These two windows will look onto the side wall of the new extension. The boundary is currently formed by a 2.45 metre high fence, including plinth. The bedroom window is closest to the rear of the garage at No. 43. The height to eaves of the extension is 2.5 metres, 800mm off the common boundary. It will only be the roof of the extension that is clearly visible from the bedroom and bathroom at No. 43.
It is considered that sufficient separation between the extension and bedroom window is maintained to allow adequate natural light to be received into this bedroom.

The rear extension has been revised since first submitted and now sits inside the existing garden wall. It has also been revised to show fixed and obscure fanlights in the side wall adjoining No. 37. The conservatory is 3.5 metres deep on the boundary, 2 metres high to eaves and 3 metres high to ridge, in line with Adur's SPG No. 3 'Extensions and Alterations to Dwellings'. No. 37 has French doors with sidelights inside the boundary. It is not considered that significant harm to natural light will occur.

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 National Planning Policy Framework and Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 and AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: No.3 'Extensions and Alterations to Dwellings'

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved Revised Plans
3. External materials to match existing
4. Utility window facing No. 43 to be fixed and obscure on installation and retained
5. Side light to conservatory fixed and obscure on installation and retained

Informatives

1. 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.

2. This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.

Is recommendation contrary to any representations? Y

Case Officer signed: MOK Date: 21/5/13

Authorised and signed by: PD Date: 23.5.13