Development Management - Delegated Officer Report

Application Number: **AWDM/1100/12** **Recommendation – Approved**

Site: **8 St Julians Lane, Shoreham-by-Sea, West Sussex**

Proposal: **Revision to application AWDM/0717/12 for two storey rear extension, rooflight on western side of existing roof slope and first floor window on eastern side of original building. Proposed increased depth of extension to 4.6 metres.**

Date of site visit: 30.07.12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached two storey dwelling house within the Conservation Area. The entrance to Shoreham College is directly opposite the site. To the east is a two storey detached dwelling, no. 6 St Julians Lane and to the west is The Old Rectory, no. 10 St Julians Lane a Grade II listed building. St Julians Church is beyond this to the west on the opposite side of the road. The building as existing has a front gable projection to the eastern side of the front elevation. The western side of the front elevation is tile hung with low eaves and a front dormer. There is a garage attached to the west side with a cat slide roof. Vehicular access is from St Julians Lane to the front with a low level flint wall to the property frontage and a front lawn.

Permission was granted in August 2012 for a two storey rear extension with dual pitched roof. The extension had a catslide roof on the west side to match existing and was full two storey on the east side. The extension had a maximum depth of 4 metres and maximum height of 7.1 metres set down from the ridge. The extension provided two bedrooms at first floor and a large, open plan family living space and kitchen at ground floor. Also shown on the plans was a first floor obscurely glazed window and ground floor window to replace the existing back door in the eastern elevation of the original house. Also an obscurely glazed roof light was shown on the cat slide roof on the eastern elevation of the existing building.

The current application seeks to increase the overall depth of the extension to 4.6 metres, an increase of 0.6 metres all other details remain unchanged.

Consultations

Adur District Conservation Advisory Group: **-** No objection to this being approved as it is felt this extension does not impinge on the surrounding area.

Representations

Third Parties: **-** No third party representations have been 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'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

There is no objection in principle to the extension to the existing two storey detached dwelling. The main issues for consideration are the impact on the character and appearance of the Conservation Area, Listed Building and existing building and impact on residential amenity.

Visual amenity

The previously approved rear extension was considered to be acceptable as it would not be clearly visible in the street scene other than from oblique views between houses to the side. The extension height is reduced down from the existing ridge. The increase in depth by 0.6 metres will still result in an addition that is subservient on scale and design to the main dwelling house. The plot and garden depth is appropriate to accommodate this form of development. The extension will therefore not be detrimental to the character and appearance of the Conservation Area or existing building. The setting of the adjacent listed building will also not be harmed.

Residential amenity

As previously stated the main properties to be affected are no. 6 St Julians Lane to the east and no. 10 the Grade II Listed building to the west. No. 6 has a large two storey rear extension adjacent to the boundary with the application site. There is an obscurely glazed high level secondary window adjacent to the site of the extension. There will not be any loss of light, privacy or overbearing impact as a result of the proposed extension, which will not be as deep as the existing extension at no. 6. Similarly the proposed first floor bathroom window and replacement door to window on the eastern side of the original house will result in no loss of privacy to the occupiers of no. 6.

No. 10 the listed building to the west is set forward nearer to the road than the application site. The main building is also set away from the boundary with a driveway running to the side leading to a single garage set back inline with the main house at the application site. It is therefore not considered that there will be any adverse impact on the residential amenities of the occupiers of the listed building.

It is also not considered that the obscurely glazed rooflight on the catslide roof of the original building will result in any loss of privacy. It is inline with the adjacent garage set away from the main house.

Other matters

There is a large tree at no. 10 St Julians Lane close to the boundary of the site. This is adjacent to the western side of the proposed extension. The applicant's agent makes no reference on the planning application form to the tree. The Assistant Parks Manager has advised that he does not consider that there would be any roots under the area to be built upon. However he has advised that should any roots be found when digging the foundations that methods are put in place to avoid damage to any roots. A condition has been attached to ensure that there is no harm to the existing tree.

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 policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. If during the development any tree roots larger than 5mm in diameter are found then no further development shall be carried out until the Local Planning Authority has been informed and a Method Statement detailing how the roots are to be protected has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved Method Statement.
4. Permission relates to approved plans: Drawing no. 477/01 Rev B received 10th September 2012
5. The proposed first floor window in the east elevation and the proposed rooflight window in the west elevation of the existing dwelling shall be at all times glazed with obscured glass.
6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification) no windows or other openings shall be formed in the side walls or roof slopes of the extension.

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

Case Officer: Hannah Barker Date: 8th October 2012

Authorised by: Jo Morin Date: 19 Oct 2012