Development Control – Delegated Officer Report

Application Number: AWDM/1632/14 Recommendation – APPROVE

Site: 14 River Close

Proposal: Single storey extension to north elevation with raised decking area.

Date of site visit: 24.11.2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the northerly side of River Close and comprises a 3 storey linked semi-detached residential property. The dwelling backs onto a pedestrian river walk and is behind the moored house boats. The street is predominantly residential and River Close comprises dwellings of similar design. The positioning of the properties are angled to the road, and thereby stepped from one another. The topography of the land is slightly sloping. The rear garden of the application site is lower than the leveed public river walk footpath behind the rear garden.

The application site currently has a raised decking area from the dwelling into the garden, and indeed most of the neighbouring properties have very similar raised decking areas as the application site, specifically no's 12 and 16, the direct neighbours of the application site. The raised decking area of no. 12 appears to protrude further back than the application site because of the staggered positioning of the dwellings, and no. 16's decking is of a similar depth as the application site.

The proposal seeks planning permission for a single storey rear extension and a raised decking platform off the new extension. The new extension will measure some 3.6m deep x 5.5m wide, and because of the topography of the land, together with the internal split levels of the dwelling, its height will be some 4.3m high (including a roof lantern).The decking area measures some 4.7m wide (excluding the steps), x 2m deep x 1.8m high (including the balustrades).

Because of its close proximity to the Sea, the River Adur and it tributaries, the site is within both a Tidal and a Fluvial floodplain delineation area

Consultations:

Environmental Health – Precautionary PFA informative.
Southern Water – Suggest a condition and an informative to any approval.

Representations: N

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (saved policies): 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

There is no objection in principle to the proposed development which involves a residential extension to an existing residential dwelling house.

Visual amenity

The existing decking protrudes from the dwelling by some 3.5m which is comparable with the depth of the proposed extension of 3.6m and the height of the existing decking is some 2.1m whereas the height of the proposed extension will be approx. 4.3m high, including the roof lantern, an increase of some 2.2 m. The proposed extension and new raised decking area, will be viewed by pedestrians walking on the public footpath behind the application site, but will be viewed as part of the normal residential built form.

With regard to the neighbouring properties to the west, because of the stepped nature of the dwellings, the proposed extension will not be readily viewed from those properties as it will be stepped behind them. A similar situation, but in reverse occurs to the east of the site, with the only property that will naturally view the proposal, is no. 16.

No. 12 will have a limited view of the proposal, as the extension will be located slightly behind it, and the raised decking area will be the only part of the proposal that would be properly view from that property.

No 16 will be the most affected by the proposal, as that property is directly in line with no. 14, and this property also has a raised patio area of a similar depth as the proposed extension. Currently, both the use of the decking on the application site and the respective decking on the adjoining neighbouring property, result in persons standing, talking, eating etc., within very close proximity to one another. The resultant extension of no. 14 would create a side wall very close to the boundary with no. 12 with a height (excluding the roof lantern) of some 3m (taken from the standing level of the existing decking). However, this side wall, and the extension altogether, is not considered to demonstrably affect the existing neighbouring visual amenities of the adjoining property.

The continuation of a decking area behind the extension, is considered to be acceptable within a well-used rear garden area.

Residential amenity
The extension and decking will not be readily viewed by neighbouring residential properties, other than the direct neighbours, no's 16 and 12. No.

12 lies forward of the proposal, and thereby, will not be demonstrably affected by the proposal, as the development lies behind the existing residential outside use of that property.

No. 16, being the contiguous neighbour, will be the neighbour which will have the direct views etc. of the proposal. However, it is considered that given the open use of the existing decking, coupled with the historical fact that the open decking does not have any side screening whatsoever to it, the proposal may well be considered a more neighbourly use to no.16, the immediate neighbour.

Further, it should be noted that under permitted development rights, within the Town & Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A, the proposal (excluding the decking) requires planning permission as it is slightly more than 3 metres deep, and because of the roof lantern shown, it is marginally over 4 metres in height. Both of these measurements, 600mm in depth and 300mm in height are considered to not demonstrably impact on the existing visual or residential amenities of the neighbouring property.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit
2. Approved plans
3. The external materials and finishes
4. No additional windows
5. Southern Water

Informative

1. Proactive Statement – No Amendments
2. PFA
3. Southern Water

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

Case Officer: Eve Hearsey Date: 08.12.2015

Authorised by: Jo Morin Date: 14.12.2015