Development Control – Delegated Officer Report

Application Number: AWDM/0098/15 Recommendation – APPROVE

Site: Che Bar, Adur Road, Shoreham

Proposal: Single storey front extension

Date of site visit: 10.02.2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is located on the easterly side of Adur Road and comprises a detached bungalow. The property has brick external walls with white eternit cladding to the front elevation; the roof has been extended with dormer additions to the front and rear.

The road is lined by mature Lime trees which are covered by TPO/162/1/64 and the character of residential development within the road comprises a mixture of single storey bungalows and two storey properties.

Planning permission is sought for a single storey extension to the front elevation of the bungalow to provide an enlarged hallway and shower room. The proposed extension would measure 4.2 metres wide, 1.5 metres long and 3.5 metres high.

The extension would incorporate facing brickwork and white eternit cladding to the front elevation to match the existing exterior walls of the dwelling. The extension would have a part hipped, part flat roof and would incorporate interlocking concrete roof tiles to match the existing dwelling house. Amended plans have been received which have added bonnet hip tiles to the sides of the roof.

Planning History

AWDM/0053/12 – Application for Lawful Development Certificate was permitted in 2012 for proposed dormer on rear roof slope.

Consultations:

The Council's Arboricultural Officer has advised that the proposed extension is small in scale and would be well distanced from the nearest preserved Lime tree to west. He therefore considers that the proposed extension would cause no harm to the health of the Lime tree, yet has recommended that a hand dig technique is used when constructing the extension to ensure that there would be no unnecessary disturbance to the roots of the tree.

Representations:

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB23 & AB25 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 an extension to an existing dwelling house. However, the main considerations that require assessment are i) the impact of the proposal on the visual amenities of the area ii) the impact to the occupiers of neighbouring properties and iii) the impact on the health of the preserved Lime tree located to the west of the application property.

Visual amenity

The proposed extension would comprise a relatively modest single storey extension to the front of the existing bungalow. The eaves of the proposed extension would sit in line with the eaves on the original bungalow and the flat roof of the extension would extend from the existing front roof slope of the property. In terms of scale the proposed extension would appear as a smaller subsidiary element to the existing bungalow.

The proposed extension would incorporate white eternit cladding to the front elevation which would match the existing cladding on the front elevation of the house. The proposed extension would sit centrally on the front wall of the original dwelling house and create a subservient entrance feature on the roadside elevation of the bungalow.

Amended plans have been received in line with Officer's recommendations which have incorporated bonnet hip tiles to the edges of the roof and it is considered that this would improve and enhance the appearance of the extension when viewed from Adur Road.

Residential amenity

The neighbouring properties comprising 29 Adur Avenue and 406 Upper Shoreham Road located to the north and south of the application site would be well distanced from the proposed single storey extension. It is therefore considered that the proposed extension would cause no loss of amenity to the occupiers of the neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit
2. Approved Plans
3. Matching Materials
4. Hand dig foundations condition

Informative

Proactive Statement – Amendments

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

Case Officer: Rebecca Tier Date: 12th March 2015

Authorised by: Jo Morin Date: 16.03.2015