Development Management - Delegated Officer Report

Application Number: AWDM/0101/17 Recommendation – Approve

Site: 1 Hancock Way, Shoreham-By-Sea

Proposal: Single-storey rear extension (to replace existing conservatory)

Date of site visit: 15 February 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application seeks permission for a single storey rear extension measuring, as amended, 3.5m deep, 3.9m wide and 3.2m high with a pitched roof. The extension will have a zinc roof which will overhang at the rear by 0.3m and on the west side by 0.6m. It will have glazed roof lights on the ridge. The extension will be finished in larch cladding with a glazed south elevation.

Permission is required as permitted development rights were withdrawn when the property was originally built, albeit there is an existing conservatory of a similar size that does not have the benefit of planning permission.

The property immediately to the east, 1 Hancock Way, also has a conservatory which was granted permission in 2015 (AWDM/0274/15).

The site is a 3 storey townhouse and there is a pair of two storey properties further west. To the east is a 4 storey block of flats. Directly to the south of the site is a residents parking area.

The plans have been amended from the original submission to remove a wood burner and flue and to reduce the depth of the extension and the length of the roof overhang.

Relevant site history

Planning permission was granted for the redevelopment of this site in 2004 (SU/204/02). There has been no planning history subsequently.

Consultations

Adur & Worthing Councils: The **Environmental Health** Officer has no adverse comments to make.

The precautionary contaminated land condition and PFA informative are recommended.

Representations

Original Plans – 4 letters of objection received from the occupiers of 2 Hancock Way (2 letters), 30 Mill Lane (owner of 29 Anchor Close), 29 Anchor Close:

- Roof material is out of keeping and would be, oppressive, unsightly and out of character
- Smoke from the flue could cause a nuisance
- Length of roof will cause loss of light
- Could cause problems with gutters
- Reduced airflow could increase risk of damp
- Will take up over 50% of the garden
- No measurements on plans

Amended Plans – 6 letters of objection received from the occupiers of 2 Hancock Way (3 letters), 30 Mill Lane (owner of 29 Anchor Close), 28 and 29 Anchor Close:

- Pleased to see woodburner and covered seating area removed
- Still no dimensions on the drawings
- Loss of light
- Zinc roof will absorb light and is out of character
- Materials are not in keeping or of similar appearance to existing
- Will the existing base be utilised?
- Flooding/drainage concerns – gutter is immediately on boundary and could cause significant problems with damp
- Overdevelopment

Relevant Planning Policies

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'
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed extension will not project as far as the existing conservatory and will not reduce the usable garden area as a result. It will be shorter in depth than the adjoining conservatory at No.2. It is at the rear of the building

but will be visible from the residents parking area and will be glimpsed from Hancock Way to the east.

The extension will have a contemporary appearance through its use of zinc and larch cladding and will have a 'heavier' appearance than the glazed conservatory it is replacing. While the use of these materials would not match those used on the existing building or its neighbours, it is not considered that this is reason in itself to refuse the application. The applicants wish to improve the thermal insulation in the extension and do not wish to construct another conservatory.

Residential amenity

The extension will be shorter than the existing conservatory, even with the roof overhang. It will sit alongside an existing conservatory at No.2 Hancock Way and will not have an adverse impact on light or outlook on that property.

To the west, 29 Anchor Close is positioned further back than the application site so the extension will project beyond the rear of that property by approximately 6m. However, the proposal meets the Council's guidelines for rear extensions on semi-detached buildings, being 3.5m deep. The existing conservatory projects further and, while the glass walls are being replaced with larch cladding, it is not considered that this change in material will have a significant adverse impact on light or outlook for the occupiers of No.29. That property enjoys a southern aspect and there is a separation of 1m to the boundary with No.29.

On balance, as the extension will not exceed 3.5m deep and therefore complies with the Council's DC Standard for residential extensions, permission can be granted.

Drainage

The attached occupier is concerned at water run-off from the new roof causing damp problems at the side of her property. The applicant has advised that he intends to oversize the gutter at 125mm with the downpipe descending on the gable end with gully and drain linking up to the existing drain. This should be an improvement over the existing situation.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Surface water drainage as per email of 21 March 2017

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

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. PFA

3. Precautionary contaminated land

Case Officer: Peter Barnett Date: 21 March 2017

Authorised by: Gary Peck Date: 21 March 2017