Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1520/12

Site: **325 Albion Street, Southwick**

Proposal: **Proposed single storey rear extension and front porch.**

Date of site visit: 4th January 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal site is a two storey end of terrace dwelling on the north side of Albion Street, a residential street opposite an industrial area within Shoreham Harbour. There are allotment gardens beyond the long rear garden, accessed to the east of the property by a driveway.

The 20m deep garden has a large outbuilding directly at the rear which extends the full width of the plot. There is an existing 1.8 m deep lean single storey extension (which appears in part to be original to the parent building) attached to the rear of the building and a large almost full width rear dormer extension. The garden is bounded by a post and mesh fence/foliage at the west and a 1.5 solid brick wall at the east.

The front of the property has a small existing brick built porch with a tiled mono-pitch roof. The small front garden is bounded by 1.5m walls/fence. No. 323 Albion Street adjacent has a lean to extension at the rear, mirroring the arrangement at the rear of the application property.

The proposal has been revised following concerns about the relationship with the adjoining property. The proposal is for a pitched roof porch measuring 2.3m x 1.5m x 3.3 to ridge height with the front door on the side (west) and glazing to the front. At the rear, the existing rear extension would be replaced by a 3.5m deep single storey extension with a 3.5m high mono-pitch roof sloping to 2.4m. It would be almost full width, set in from the boundary of No.323 Albion Street by 0.3m. The addition has been reduced in depth to 3m on the west side to address the relationship with No.323 Albion Street. Materials to match existing with 3 rooflights.

Relevant site history

There is no relevant site history. The outbuilding and the rear dormer do not appear to benefit from planning permission.

Consultations

Environmental Protection: Recommend potentially contaminated land precautionary condition.

Representations

The occupier of No. 323 Albion Street has commented that they would lose light to their dining room and states that they have no outlook because of the outbuilding at the rear being like a bungalow.

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' National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposed works would result in upgrading of 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. The proposed extension would be no more than 3.5m deep, in accordance with the SPG and adequate garden space would remain.

Visual amenity

The front porch would be acceptable visually, being subservient to the property and acceptable in design terms. The rear extension would not be readily visible within the streetscene. The simple design and use of matching materials would be satisfactory. The property has already been the subject of an unfortunate dormer extension. It is considered that the proposed addition would not have a further undue visual impact and would appear subservient to the host building.

Residential amenity

The main property impacted upon would be No.323, the adjoining terraced dwelling to the west. This property has a single storey rear addition adjacent to a habitable room. The proposed extension would create a tunnelling effect between the two rear additions for this room. However because the depth of the proposed extension has been reduced to 3m (and as such an extension of the same depth could be built on this boundary without the need for planning permission) it is considered to be acceptable. The rear elevations are north facing and therefore any impact on light to the dining room of No.323 would be minimal.

Accessibility and parking

N/A

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).

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings in west side wall of the extension etc
4. Permission relates to approved plans:
   'Drawing 1 Existing and Proposed Floor Plans and Elevations'

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. Contam. land

Is recommendation contrary to letter(s) of representation?

Yes

Case Officer: Jo Sanderson Date: 8th April 2013

Authorised by: Jo Morin Date: 15 April 2013