Development Control – Delegated Officer Report

Application Number: AWDM/0118/13 **Recommendation – Approve**

Site: **17 Downland Close, Southwick, Brighton**

Proposal: **Single storey annexe extension**

Date of site visit: 5th April 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling within a cul de sac of similar properties within the built up area of Southwick. There is an existing single storey rear kitchen extension and a flat roof single garage set back and positioned to the side. There is a front driveway which provides off street parking to the front of the house and to the side in front of the garage.

A low level retaining wall runs along the boundary to the side between the application site and no. 15 Downland Close which is at a lower ground level. The main entrance to the property is to the side as with other dwellings in the cul de sac. No. 15 adjacent has a flat roof side porch.

No. 16 Downland Close the attached neighbour to the site has an existing two storey rear extension. This was granted in 2004 (SW/14/04/TP)

Permission is sought for a single storey annex extension to the side and rear of the existing dwelling. The existing single storey rear extension will be retained and the existing garage will be demolished. The extension will be set back from the front of the house by 3.6 metres. It will in fill the space to the side of the dwelling leaving a gap of approximately 0.6 metres to the boundary. The extension then increases in width as it extends to the rear of the dwelling.

The extension has a minimum width of 2.35metres to the front and increases to 5.95 metres to the rear. It has a total depth of 12.8 metres from front to back. The extension is of flat roof design with a false pitch roof to the front and western side. The ground level of the site is lower to the front and therefore the maximum height of the extension with the false pitch is 3.6 metres. This reduces to 2.8 metres to the rear with the flat roof.

The proposed annex is attached to the side of the existing dwelling and the new main front door to the dwelling will be in the front of the new extension. A hall way then has internal doors which lead to both the main house and the annex. The annex accommodates a W.C, utility room, en suite and bedroom with double doors onto the rear garden. The annex is also connected internally by a door to the kitchen of the main dwelling.

Representations: 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

The proposal comprises 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 is to provide an annex which will be physically linked with the main dwelling with internal links within the dwelling layout. A condition is attached to ensure that the annex will remain ancillary to the main dwelling and shall not be used as a separate unit of accommodation.

Visual amenity

The extension is visible within the street scene. It is however set back to the side of the dwelling by 3.6 metres. It is also 'tucked in' to the side of the dwelling. The space between the house and the side boundary is narrow and widens further back into the site. The front part of the extension is therefore the narrowest and therefore the least prominent in the street scene. The false pitched roof to the front is in keeping with the pitched roof of the existing dwelling. When viewed from the street the annex extension will appear subservient and in keeping in design and scale with the existing dwelling. Due to the angle of the site boundary the flat roof part of the extension to the rear will not be visible within the street scene.

Residential amenity

The main property to be affected by the proposed development is no. 15 Downland Close to the west of the site. The extension will be built adjacent to the side boundary of this dwelling. Due to the positioning and angle of the dwellings it is not considered that the extension will result in any loss of light, outlook or privacy to the occupiers of no. 15. The existing flat roof garage at no. 15 will screen the central part of the extension although the extension will be slightly higher it will break up the continuous side elevation. The set back of the proposed extension also reduces the impact as the maximum distance is retained between the extension and the side elevation of no. 15.

There are no ground floor side windows facing east at no. 15 other than a side window of the flat roof porch. The first floor side windows appear to serve a bathroom, nevertheless due to its limited height the ground floor extension will not affect any existing light and outlook to adjacent first floor windows in this

case. The extension is not considered to be overbearing on the main entrance to no. 15. There is sufficient space between the properties and the side elevation of the extension to not result in a cramped or overbearing form of development. Safeguarding conditions are attached to restrict any further openings adjacent to this boundary and to ensure that the proposed windows will be fitted with obscure glazing to protect the privacy of those adjacent.

As stated above the attached dwelling no. 16 has a two storey rear/side extension. The proposed single storey extension will extend to a similar position although not as close to the boundary. There will be a distance of 5.3 metres between the proposed annex extension and the boundary with no. 16. There will be no windows on the side elevation that would result in any potential overlooking.

Accessibility and parking

The proposal results in the demolition of an existing garage and the loss of some of the side driveway at the application site. There is however parking for two vehicles directly to the front of the house on the existing hardstand.

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
3. The development shall be carried out in accordance with the following approved plans: - Drawing no. 4 - received 12th March 2013, Drawing no. 02 rev D – received 12th March 2013.
4. The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property as a whole and shall not be used as a separate dwelling.
5. The windows on the western elevation of the extension hereby permitted shall be fitted with obscure glazing at all times.
6. No additional opening other than those shown on the approved plans shall be inserted in the western elevation of the extension without prior consent from the LPA.

Informatives

1. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise

agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

2. 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.

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

Case Officer: Hannah Barker Date: 15th April 2013

Authorised by: Jo Morin Date: 15 April 2013