Development Management - Delegated Officer Report

Application Number: AWDM/0179/17 Recommendation – Approve

Site: 21 St Julians Close, Shoreham-By-Sea

Proposal: Proposed loft conversion (with rear dormer) and part single-storey/part 2-storey rear extensions. (Re-submission of approval ADC/0145/10).

Date of site visit: 7 March 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is an end of terrace dwelling located on the north side of St Julians Close. It has a side garden of 7m width which is presently used to park several vehicles and building materials, and which is separated from the rear garden by a fence. There is a row of garages to the west side of the rear garden. It is proposed to construct a part two storey/part single storey extension at the rear and to convert the roofspace into living accommodation with a rear flat-roofed dormer.

The rear extension would project 3.5m from the rear wall of the existing house and would comprise a two storey hipped roof extension at the western end and a flat roofed single storey extension on the boundary with the attached house.

Planning permission was granted for the same development in 2010 but was not implemented.

Relevant site history

ADC/0145/10 - Proposed loft conversion (with rear dormer) and part single-storey/part 2-storey rear extensions – approved

Consultations

Adur & Worthing Councils: The **EHO** recommends the precautionary contaminated land condition

Representations

1 letter of objection received from the occupier of 18 Chiltern Close:-

- Object to height of trees in rear garden

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 extensions will be at the rear of the dwelling but will be visible from the Close as it bends around to the north west of the site. While quite a deep projection to the rear, the two storey element will be a sufficient distance from the side boundary to not appear unduly dominant. The bulk of the extension has been reduced by hipping the roof and setting the roof down the main roofslope. The dormer does not dominate the roofslope. Visually, the application is acceptable.

Residential amenity

The extension is quite large but its bulk and impact has been reduced by setting the two storey element off the shared boundary so that only the single storey addition will abut the boundary. At 3.5m depth it complies with the Council's guidance on residential extensions. There is a tall line of trees within the neighbour's garden on the boundary which already restrict light and outlook for those occupiers and the proposed extension will not worsen the situation unduly.

The two storey extension will be 2.5m from the shared boundary to the east and will have little impact on the neighbours to the west which are some 20m away. A proposed east side window to serve the bathroom can be obscure glazed by condition. To the north, the occupiers of 18 Chiltern Close have objected to the height of the trees on the shared boundary but this is not directly relevant to consideration of the current application.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

4. Obscure glaze side window

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

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. Precautionary contaminated land

Case Officer: Peter Barnett Date: 7 March 2017

Authorised by: Gary Peck Date: 8 March 2017