Development Management - Delegated Officer Report

Application Number: **Recommendation –** **Approval**
AWDM/0574/12

Site: **7 Hardy Close Shoreham-by-Sea**

Proposal: **Proposed garage to side of property**

Date of site visit: 12/06/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is an end of terrace two storey dwelling within a cul-de-sac of similar dwellings. Each property within the close has a first floor front balcony above a ground floor flat roof, front projection. The dwelling has hard standing providing off street parking for one vehicle and an integral garage. There is also a single storey flat roof rear extension. Planning permission is sought for a single storey flat roof side extension which is to be built within an existing side boundary wall which forms the northern boundary of the site. The height of the existing boundary wall is to be increased by 0.23 metres to 2.1 metres (the same height as the existing front flat roof projection.) The extension is 5.3 metres long and 2.9 metres wide. It will be used as a garage/store with an up and over door to the front and door and window to the rear.

Planning History

Planning permission was granted in 2004 for a two storey side extension, SU/200/04/TP. This permission has since expired.

Representations

Third Parties: **-** 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 can be supported in principle as it is a minor household extension to a dwelling house with the built up area. The relevant issues to be

considered in this case are the effects on the residential amenities of the occupiers of the adjacent dwellings and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The dwelling house is visible from within Hardy Close and also from within Benbow Close to the north. The existing side boundary wall is clearly visible within the street scene. The increase in height of the wall by 0.23 metres and the addition of a flat roof to enclose the area within the site is considered to be a modest addition to the dwelling and although visible within the street scene it would not be detrimental to the character and appearance of the area. The front elevation of the extension with up and over door would only be visible from within Hardy Close its self when viewing the site directly from the front. This is due to it being set back from the front of the property and screened by the front ground floor projection and balcony above. A condition is attached to ensure that the bricks used are to match existing.

Also of consideration here is the two storey extension which was granted permission in 2004 at the same site. Although this permission has since lapsed it is considered that the current proposal represents a minor development in comparison to this scheme.

Residential amenity

It is not considered that the proposed extension will have any adverse impact on the residential amenities of the occupiers of the adjacent dwellings. Being built on the end of the terrace the extension is therefore screened from the dwellings in the terrace. The nearest dwelling is no. 6 Hardy Close to the north west which is positioned at right angles to the site. There is a minimum distance of 9 metres between the extension and the front of no. 6 there will be no loss of light or overbearing impact as a result of the extension.

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) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Permission relates to approved plans:
   Proposed Elevations - received 28th May 2012
   Site Location Plan 04529 Drawing 02 - received 28th May 2012

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

Case Officer: Hannah Barker Date: 21st June 2012

Authorised by: Jo Morin Date: 29 June 2012