Development Control – Delegated Officer Report

Application Number: AWDM/1185/13 Recommendation – APPROVE

Site: 2 Hamfield Avenue, Shoreham by Sea

Proposal: **Single Storey Rear Extension with covered walkway.**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling sited on a backland plot behind Buckingham Road, within a largely residential area. The house is on the south side of Hamfield Avenue, an unmaintained road which links Buckingham Road and Buckingham Park Primary School. To the east is the school, to the west are the rear gardens of 56 and 58 Buckingham Road, to the north is the access road and beyond this No 1 Hamfield Avenue and to the south is the rear section of the garden of No 54 Buckingham Road.

No 2 Hamfield Avenue is a 2 storey dwelling of brick and tile hanging set within a relatively small plot. There is a two storey/single storey rear projection on the west side, a single storey rear conservatory and two sheds. A covered walkway lies to the west bounded by a wall/closed boarded fence. There is close boarded fencing/trellis on all boundaries and a number of tall trees beyond the site provide screening to the south.

The proposal is for a single storey rear extension and covered walkway attached to the existing rear projection, 5m x 6m at a height of 3m. The covered walkway would link to the existing conservatory attached to the existing rear addition. Materials to match existing with UPVC windows.

[A room within the proposed extension is annotated ‘Guinea Pigs’. The agent has stated that the applicant has 5 guinea pigs but does not run a business.]

Relevant Planning History

The house itself was permitted in 2008 (SU/108/88/TP/4667). An application for use of the garage as living accommodation was approved as a variation of condition (SU/28/94/TP/15318) in 1994.

Consultations

None

Representations

None

Relevant Planning Policies and Guidance

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

Where extensions will have no significant impact on neighbours and are of acceptable design permission will generally be forthcoming.

Residential amenity

The rear garden is very private and screened by fencing and trees. The nearest house and the school are some distance away and would not be impacted upon. There would be no impact on residential amenity. However, in view of the proximity of the extension to the site boundaries it is considered pertinent to require the windows in the south elevation to be obscured glazed up to 1.7m from the floor of the rooms in question, and to impose a condition restricting the insertion of additional windows in the west elevation.

Visual amenity

The proposed extension and covered walkway is of a simple design and responds adequately to the proportions and detailing of the parent building, its design is acceptable in the context of the host building.

Whilst the garden is not large in comparison to the size of the house, the remaining garden area would be adequate and the extension would not appear overly cramped, remaining visually subordinate to the host building. An existing shed would be removed, as such the area covered by built form would not be significantly greater.

Conclusion

The proposal is acceptable both in terms of residential amenity and design terms.

Recommendation

Approve

The proposed development can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and would be acceptable in design terms. It would consequently not conflict with the 'saved' policies of the Adur Local Plan AG1, AH7 and the National Planning Policy Framework.

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved Plans - Extension And Alteration Drawing No. 4913:1 received 25th September 2013
3. External materials to match existing
4. Obscure windows up to 1.7m from floor of room(s) in south elevation
5. No windows in west elevation

Informatives

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.

Is recommendation contrary to any representations? N

Case Officer signed: J Sanderson Date: 31st October 2013

Authorised and signed by: Jo Morin Date: 5 Nov 2013