Development Control – Delegated Officer Report

Application Number: AWDM/1867/17 Recommendation – APPROVE

Site: 15 Nursery Close, Shoreham-by-Sea, BN43 6GJ

Proposal: Single storey extension to include replacement garage to south and west elevations. Relocation of front entrance door and porch to north elevation.

Date of site visit: 22.12.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

Detached bungalow situated within the close of a cul-se-sac. Narrow frontage and wider rear garden area. Vehicular access and drive leading to existing garage.

Proposal seeks to create a porch vestibule with new entrance door on the northwest side of the bungalow, near to the side boundary with no. 14 and a single storey rear (south)/side (west) extension to provide a new garage and a living room extension.

The existing pitched roof will extend over the rear (south) part of the proposed extension, with the garage and utility extension being a flat roof, together with the study/bedroom and new porch entrance.

The new fenestration/openings changes:-

North elevation (front)
New entrance door; garage door; (windows to front bedrooms will remain).

East elevation (facing no. 14)
New window on side of entrance vestibule; window to side of Living Room; further window to side of Living Room; 2no. rooflights over Living Dining.

South elevation (rear)
New set of French door and one set of sliding doors to rear of Living Room; door and side window to rear of Utility.

West elevation (facing no. 16)
New window to w.c.; (window to bathroom; and one window to kitchen will remain).

Relevant Planning History: None

Consultations: None undertaken

Representations: None received

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
SPD Development Management Standard no. 2 "Extensions and Alterations to Dwellings"
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

The extensions will all be single storey and the main living extensions will be positioned from the neighbouring properties a sufficient distance to be acceptable. The extension of the ridge will add bulk at the rear of the building but it is a sufficient distance from each boundary to not cause a loss of amenity.

The garage will be close to the side boundary with no. 16 (approx. 400mm), but will be replacing an existing garage which is positioned closer to the boundary. Further, the neighbouring property has a brick garage onto the boundary at this point, thereby the increased length of the proposed garage is unlikely to have a detrimental impact onto the neighbouring property. Being predominantly at the rear it will not cause any harm to the streets scene.

Residential Amenity

The most affected properties are those adjoining to the east and west, no.'s 14 and 16 Nursery Close, along with the properties to the rear, no.'s 24 and 25 Nursery Close.

There is a distance of between approx. 5m and 7m from the rear extensions to the rear boundary, which given that the extensions are single storey, is considered an acceptable distance not to negatively impact onto the rear properties.

The side garage extension, although longer to the front and rear than the existing garage, the neighbouring garage has been rebuilt and is longer than the application site's garage, thereby comparable with the new garage. The new garage will also have a flat roof. The height of the garage will be approx. 2.5m and will be some 4m distant from no. 16, it is thereby not considered to have an unacceptable impact on that property.

The new entrance together with the porch vestibule on the east side of the property, with the side, angled wall approx. 1m from the side boundary with no. 14 and the new entrance door less than 2m from this boundary, is considered to be quite a tight relationship. To gain access to the entrance door, the hedging and planting has already been removed and replaced with approx. 2m high close board fencing.

Occupants and visitors will be walking adjacent to the front windows of no. 14, but it is considered that with the 2m high close boarded fencing, the re-positioning of the front entrance door will, on-balance, be acceptable.

Recommendation

APPROVE subject to Conditions:-

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

Informative

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 30.01.2018

Authorised by: Peter Barnett Date: 1 February 2018