Development Control – Delegated Officer Report

Application Number: AWDM/1614/14 Recommendation – APPROVE

Site: 9 Southlands Way, Shoreham

Proposal: Single storey rear extension

Date of site visit: 04.12.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to a recently constructed mid terrace, three storey town house which forms part of a development of 197 new dwellings being built on the former Southlands Hospital site. The neighbouring property to the north is a two storey dwelling. To the south the neighbouring property is attached to the application property via the first floor level only as there is an underpass and vehicular access leading to a residents' car parking area to the east of the dwelling.

Planning permission is sought for the a single storey extension to the easterly rear elevation of the dwelling house to provide a larger living room and space to store utilities. The proposed extension would measure 3 metres in length, 4.8 metres wide and 2.85 metres high. The extension would incorporate facing brickwork to match the existing exterior walls of the dwelling and a flat roof with patio doors into the rear garden.

Planning permission is required as permitted development rights for this property have been removed. Condition 25 of application ADC/0287/09 states that "nothwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) Order 2008 (and any order revoking and re-enacting this Order) no development of the types described in Classes A-E & G-H of Schedule 2, Part1 shall be undertaken unless permission is granted by the local planning authority on an application in that behalf."

Planning History

The demolition of existing outbuildings on the site and the new residential development was given consent under planning application ADC/0287/09, and conservation area consent ADC/0288/09. Subsequent non-material amendments have been permitted to the scheme under applications AWDM/1670/14, AWDM/1390/12, AWDM/0914/11 and ADC/0294/10.

Consultations:

None received

Representations:

None 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' National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house. However, the main considerations that require assessment are the impact of the proposal on the visual amenities of the area and the impact to the occupiers of neighbouring properties in terms of loss of light and privacy.

Visual amenity

The proposed extension would only visible above the rear boundary fence line from the Southlands Hospital site to the east. The neighbouring property to the south, 13 Southlands Way was granted planning permission in 2011 (AWDM/0551/11) for a conservatory to the rear and the glazed roof of this neighbouring addition is visible from the Southlands Hospital site. As the proposed extension would be single storey, incorporate brickwork to match the existing dwelling and would be viewed amongst a neighbouring single storey extension it is considered that the proposed extension would not appear out of keeping with the visual amenities of the area.

The proposed extension would abut the northerly and southerly side boundaries of the application site and would therefore involve the partial removal of some of the boundary fencing. This part of the fencing is only visible from the residents' car parking area and would not affect the visual amenities of the street scene.

Residential amenity

The neighbouring occupiers that would be most affected by the proposed extension are located in the properties to the north and south of the application property.

To the south the application property is only attached to the neighbouring property at first floor level and therefore the single storey extension would have no impact to the neighbouring occupiers on this side.

To the north the neighbouring two storey dwelling has not had any previous rear extensions and the property has a pair of patio doors with windows either side similar to the existing arrangement at the rear of the application property.

The proposed extension would extend 3 metres from the rear elevation of the original property and 2.85 metres in height. At this projection the proposed extension would accord with the Council's guidance within the Development Control Standard No.3 'Extensions and Alterations to Dwellings' for single storey rear extensions to semi-detached dwellings. It is therefore considered that the proposed extension would not cause any loss of light to the northerly neighbouring occupiers.

No windows would be incorporated in the northerly side wall of the extension and therefore the privacy of the northerly neighbouring occupiers would be maintained.

Recommendation

APPROVE

Subject to Conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Location & Block Plan, Drawing No. RFA 14/317/01, Received on 24th November 2014.
   Title: Existing Floor Plan & Elevations, Drawing No. RFA 14/317/03, Received on 24th November 2014.
   Title: Proposed Floor Plan & Elevations, Drawing No. RFA 14/317/01, Received on 24th November 2014.

   Reason: *For the avoidance of doubt and in the interests of proper planning.*
3. Matching Materials
4. No windows – northern elevation

Informative

Proactive Statement – No Amendments

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

Case Officer: Rebecca Tier Date: 13th January 2015

Authorised by: Jo Morin Date: 14.01.2015