Development Management - Delegated Officer Report

Application Number: AWDM/125/13 Recommendation – Approve

Site: 129 Manor Hall Road, Southwick

Proposal: Single storey rear extension

Date of site visit: 4 March 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to an end of terrace two storey house located on the north side of Manor Hall Road. This is a predominantly residential area comprising of matching terraced housing to the east, semi detached houses to the west and south and with bungalows further west.

Permission is sought for the construction of a single storey rear extension measuring 4.3 metres deep to replace an existing lean-to structure. The extension would be across the full width of the house and would have a flat roof measuring 2.8 metres in height. Matching materials are proposed.

Relevant site history
None relevant at the application site.

No. 131 - Planning permission granted for a rear extension in 2010 (384/10 refers)

Consultations
Adur & Worthing Councils: The Environmental Health Officer has recommended a precautionary contamination condition.

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’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment
The site has not been identified as being potentially contaminated therefore an informative is considered sufficient to advise to the applicant of any potential contamination.

Residential amenity

To the west there is a distance of approximately 2 metres between the side wall of No.129 and No.127 where there is a shared access. No. 127 has a lean-to at the rear on the eastern side and a conservatory adjacent to its western boundary. There is a secondary window/glazed door to the kitchen facing the application site and another obscure glazed ground floor window towards the rear of the house. The proposed extension would extend approximately 2.5 metres beyond the neighbours lean-to. Given the scale of the extension proposed and the relationship with the neighbouring property it is considered that there would be no significant impact to the occupiers of No.127 in terms of loss of light, outlook or privacy.

To the east the neighbouring terrace at No.131 has been extended at the rear adjacent to the boundary with No.129. This was the subject of planning permission 384/10 which involved an amendment to chamfer the corner at 3 metres depth to avoid any significant impact to the application property. Although the proposed extension would be inconsistent with the design of the neighbouring extension, the proposed depth and height would not pose any significant threat to neighbour amenity in terms of loss of light, outlook or privacy therefore a refusal would not be justified on residential amenity grounds.

Visual amenity
Although the extension has been designed with a flat roof, the proposed extension would only be partially visible in the streetscene, set towards the rear of the house and obscured from full view by the neighbouring house. The use of matching render would help it blend with the recipient building. Design and impact on the character of the area are therefore considered acceptable.

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 consequently would 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 time limit 3 years
2. Matching materials
3. No side windows
4. Permission relates to approved plans:
   Unnumbered drawing entitled 'Ground floor rear extension' deposited 31 January 2013
   Unnumbered drawing entitled 'Floor plan, elevations as existing' deposited 31 January 2013

Informatives:

- Contamination precaution
- 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 letter(s) of representation? N

Case Officer: Rebekah Smith Date: 7 March 2013

Authorised by: Peter Barnett Date: 3 April 2013