Expires 23.07.09

Development Control – Delegated Officer Report

Application Number: ADC/0208/09 Recommendation - Permit

Site: 20 Anchor Close Shoreham-by-Sea West Sussex BN43 5BY

Proposal: Single-storey rear extension

The Application

The application house is a mid terraced, three-storey dwelling located on the north side of Anchor Close, fronting onto the River Adur. The house is part of the recently developed South Wharf site comprising many terraced houses (S/152/97).

The proposal is to partially demolish the existing rear conservatory and erect a more permanent rear extension. The proposed extension would be brick built with south side by-folding doors, and it would be 4m wide, by 3.5m deep, by 3.4m to the top of the hipped tiled roof (as amended).

The existing conservatory was erected under permitted development and is currently 3.8m wide (inset from the west side boundary by 0.35m), by 3.25m deep, by 3.4m high. It is constructed with east and west side flank walls 1.8m in height, with high level glazing above and a white polycarbonate Victorian style roof. The garden is bounded from the attached neighbours (No's 19 & 21) by a 1.8m high panelled fence and to the south by a 1.8m high close boarded fence onto a parking compound.

A statement of flood mitigation measures has been submitted with the application.

Consultations and Representations

The Environment Agency: Standing advice given.

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)
PPS25 ' Development and Flood Risk' (ODPM 2006)

Planning Assessment

Policies
Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

The main issue with the proposals would be the effect on the residential amenity of the surrounding neighbours, and the effect on the character of the area through the erection of a more permanent style of extension.

Visual amenity
The proposed extension would essentially formalise the structural elements of the existing conservatory, with there being the addition of a matching tiled roof which does not increase in height, and which terminates above the brick flank walls which would be increased in height by 0.4m, and replace the existing high level windows. The design and appearance of the proposed extension would therefore be sympathetic to the character of the host building and the surrounding area.

The proposed extension would be the width of the house and, as amended, would retain a rear garden length of 11m, which is in compliance with the above Development Controls Standard. The amended design allows for enough separation to either side boundary for fascia and guttering not to overhang either neighbours sites.

The erection of the extension in place of the existing rear conservatory would add an element of permanence to the structure at the rear of the dwelling, where currently within the whole terrace there are no tiled roof extensions such as this. Notwithstanding this point it is noted that permitted development rights have not been removed, therefore at any stage a rear extension with a tiled or even flat roof could be erected lawfully. It is not felt that the proposal would have a harmful effect on the appearance of the terrace or the surrounding area in general.

Residential amenity
The proposed extension has been reduced in depth to the 3.5m maximum in compliance with Development Control Stand No.3, and consequently would not have an effect on the outlook, privacy or amount of daylight available to the attached dwellings. An 11m long rear garden is retained and with no dwellings directly to the south there would not be an issue of overlooking or loss of privacy.

Flood risk
The application site is located within Flood Risk Zone 3A as identified in the Worthing & Adur Strategic Flood Risk Assessment and would usually require and FRA to be submitted. However, for minor developments such as this

extension, reference is made to the Environment Agency's 'standing advice', and in accordance the applicant has submitted a statement of flood mitigation measures which include: construction methods and materials which would be resilient to flooding and would suffer minimal damage; the engineer to specify suitable foundations embodying waterproofing membranes which resist ground water entry and uplift pressure; and any electrical services to be places above or level with others in the property.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C14Aii (07.07.09)
3. C12Eii
4. C18Eiv (east or west)

Case Officer: [redacted] PB 8/7
Date: 07.07.09