Development Control – Delegated Officer Report

Application Number: ADC/0427/10 Recommendation – APPROVE

Site: 3 Kingston Way, Shoreham-by-Sea BN43 6YA

Proposal: Single-storey side and rear extensions (renewal of ADC/0594/07)

The Application

The application is submitted under the simplified 28-day procedure for renewing unimplemented permissions.

This detached bungalow is located on the south side of a road comprising originally identical bungalows. It has no previous additions other than a rear east side garage.
The proposal is for a large single-storey rear extension 6.7m-7.3m deep and 11m wide. It will be mainly flat roofed with a rear dummy pitch but the western portion has a part ridged tiled roof and part hipped glazed conservatory-style roof. It is 1m from the western side boundary and 0.15m from the eastern side boundary. It will provide an enlarged kitchen/diner and lounge. The existing garage is to be demolished to make way for this addition. Additionally, a large east side porch will be added, set back from the front elevation, with a floor area of 9sqm. It has a false pitched surround.

Consultations and Representations

Third Parties: *Previously No.2 Kingston Way to the east objected on grounds of overdevelopment out of keeping with the neighbouring bungalows.*

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’ PPS1 ‘Delivering Sustainable Development’ (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan, relating specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in unacceptable loss of light or privacy or have an overbearing effect on neighbouring dwellings and be sympathetic to the original dwelling in design and materials. Supplementary Planning Guidance is contained in DC Standard No. 3 ‘Extensions and Alterations to Dwellings’. The latter does not contain any specific dimensional limitations for extensions to detached dwellings.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be acceptable.

Visual Amenity

The rear extension is very large but it is not considered that its design is unsightly or out of keeping to an extent that warrants refusal. The porch to the east side elevation is set back 1.2m from the front projection of the applicant's bungalow, level with the set back portion of the neighbouring bungalow (No.2). With its pitched façade on all sides and sympathetic design, it will not adversely affect the streetscene.

Residential Amenity

Despite its size, the rear extension would not have a significantly greater impact on No.2, to the east, than the existing garage (to be demolished). The existing garage projects 1.5m further from the rear of the bungalows albeit that it is not joined onto the bungalow (with an existing gap of 2.5m). A front window is proposed, facing down the former driveway, but would not cause loss of privacy on the obscure-glazed bathroom side windows of No.2.

To the west, the pitched roof of the extension will continue along the lines of the main bungalow 7.2m rearwards, the rear 4.2m of which is to have a hipped glazed roof to create a conservatory. The pitched roof form will not cause significant loss of light to the side bathroom and kitchen windows of No.4. The large depth along this flank will be largely hidden by the existing pitch-roofed garage of No.4, the latter minimising any potentially overbearing effect the extension could otherwise have on the rear outlook from No.4. The west flank wall is shown with high-level windows beneath the glazed roof section and a full window adjacent to the main bungalow. The latter window will serve the enlarged lounge area and enable a view across the rear of No.4 through the gap between its rear elevation and the front of its garage. Consequently, there is considered justification to impose a condition requiring this side window to be obscure-glazed to protect No.4's privacy.

The front side porch will not impact on light to the side bathroom windows of No.2 or otherwise adversely affect this property.

At the rear, a distance of 20m will separate the rear elevation of the proposed rear extension and the rear windows of No.8 Franklin Road. This is slightly less than the 22m standard contained in the Council's DC Standard No.3. No

overlooking will occur though as 2 metre high boundary fencing and taller shrubs act as a suitable barrier.

The concerns of No.2 are noted but it is not considered that the extension is overdevelopment to a degree warranting refusal. Its floor area of 76sqm is only marginally greater than the 70sqm floor area of the extension previously approved at this site in 2002 (SU/266/02). A good-sized rear garden are will remain which, at 102sqm, is well above the minimum 85sqm stated in the Council's DC Standard as the minimum for three-bedroom detached dwellings.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:-

1. C1Ci
2. C12Ei
3. C18Civ: '…in the west side elevation…'
4. C18Eii: '…in the east and west side walls…'
5. The development hereby permitted shall be carried out in accordance with the following approved plans:-
   Drawing No's rfa 07-010/01, 02 and 03.

Case Officer: Keith Morgan Date: 26 November 2010