Expiry 16/02/07

Development Control – Delegated Officer Report

Application Number: ADC/0500/06 **Recommendation - Permit**

Site: **18 Havenside Shoreham-by-Sea West Sussex BN43 5LN**

Proposal: **Single-storey rear extension and attached garage on south side (existing garage demolished)**

The Application

The application site is located on the southern side of Havenside. The site contains a two storey detached dwelling with part hip front and rear gables and front bay window, a detached flat roof garage at the rear and front and rear gardens.

The applicant proposes to remove the existing garage and replace it with a new garage attached to the south west side of the dwelling. It is proposed to be a single garage with a width of 3.3 metres and a length of 5.0 metres. The garage will have a pitched roof with a hip to match the hip on the roof of the main dwelling.

The applicant also proposes to construct a single storey rear extension at the south east corner of the dwelling. This will be used as an extension to the kitchen. The extension has a depth into the rear garden by 4.3 metres and has a width across the building of 3.6 metres. This extension will also have a pitched roof with a hip to match the hip on the roof of the main dwelling.

Havenside consists of a mix of detached and semi detached dwellings but generally large and two storey, set back several metres from the road. Most dwellings have garages, generally attached to the dwelling and of varying designs. Rear extensions are also common, including on the neighbouring property, 16 Havenside. Other rear extensions approved in the area recently are at 24 Havenside (SU/2/03) and 36 Kings Walk (SU/149/01).

Consultations and Representations

No comments or representations have been received in relation to this proposal.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The Appearance
Both extensions have been designed so that they are in keeping with the design of the existing dwelling. They will both have hipped rooflines, which generally match the part hip in the roof on the dwelling and the cladding and roofing materials will be the same.

The side garage extension will be visible within the streetscape but is considered to have a consistent appearance with the rest of the neighbourhood. It is setback one metre from the side boundary and 7 metres from the front wall of the building so it is consistent with the development control standard. The site will appear similar to that already existing except that the garage will have a pitched roof and will be located closer to the road, but still set back considerably.

Effects on Neighbours
The dwelling is detached and on a relatively large site. There is good separation between it and the detached dwellings on the neighbouring sites. As such, it is not considered that either extension will result in adverse effects in terms of reduced daylight or an unpleasant outlook.

Windows are proposed in the rear elevation of both extensions. There are residential properties with rear windows to the rear on Kings Walk which are located more than 22 metres from the proposed extensions. This separation is acceptable.

A window is also proposed in the east side elevation of the rear extension. This elevation is located 2 metres from the boundary with 20 Havenside and level with the rear garden adjacent to the dwelling. There is an existing 2 metre high brick fence between the two properties. While this fence is sufficient to maintain the privacy of the neighbouring site at this stage, it is recommended that the window is glazed with obscured glass to ensure no overlooking occurs if this fence was to ever be removed.

Folding doors are proposed in the west side elevation in the rear extension. These look towards the rear garden and small side windows of the conservatory at 16 Havenside but there is 9.5 metres separation to the boundary and a further 1 metre to the conservatory. Given this distance, it is considered that this will not cause any significant overlooking.

Effects on the Site
The dwelling has a rear garden which will be reduced in depth to approximately 8 metres in the area covered by the extension. While this is less than the 11 metre usual standard, the extension covers less than half of the rear of the elevation of the dwelling and the rest of the rear garden retains a depth in excess of 11 metres. It is also noted that the removal of the old garage will result in further space becoming available in the south west corner of the site.

The parking provision of the site will not be affected as, although the existing garage will be removed, it will be replaced with a new garage of the same capacity.

Recommendation

APPROVE for reason that :- 1PPi

Conditions

1. C1Ci
2. C12Ei
3. C18Ci (amended) ... east side elevation of the rear extension ...

Case Officer: .....

Date: 5/02/07

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