expires 16/12

Development Control – Delegated Officer Report

Application Number: ADC/0508/08 **Recommendation - Application Permitted**

Site: **26 Montford Close Shoreham-by-Sea West Sussex BN43 6YP**

Proposal: **Two-storey (and part single-storey) rear extension**

The Application

The application site is a semi detached hipped roofed two storey dwelling on the north side of Montford Close. It is proposed to construct a two storey extension and single storey extension at the rear of the dwelling measuring 3.5m deep across the full width of the house. The single storey element is on the western end of the property, nearest to the boundary with the adjoining half, with the two storey extension 2m from the boundary.

As originally submitted, the extension was flush with the eastern side wall of the existing house and was as tall as the main ridge, resulting in a rather large expanse of continuous built form which was not considered to be subservient to the main house. Amended plans have subsequently been received showing the extension set in by 0.5m and set down from the ridge by 0.2m which helps to break up the eastern elevation.

Consultations and Representations

Third Parties

1 letter received from the occupiers of 25 Montford Close expressing concern at the hours of work during construction of the extension and at the possible extra pressure on parking in the Close.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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.

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 accepted.

Visual amenity and character

The proposed extension is at the rear of the building but it will be visible from Montford Close as one enters the Close due to the presence of the open rear garden of 52 King George Road which backs onto the site and which allows clear views across to the site.

However, the amendments to the design referred to earlier are considered to break up the massing of the extension and reduce its visual impact in the street scene. The extension has a hipped roof to match the existing dwelling and it is considered that the proposal respects the character and appearance of the existing dwelling.

Residential amenity

The extension has been designed to be single storey only closest to the boundary with its neighbour to the east where there would otherwise be the potential for an overbearing impact. By setting the two storey extension 2m from the boundary, its impact is lessened and a 45 degree line taken from the nearest ground floor window of the neighbouring property (no.25) demonstrates that the proposal will not result in a harmful loss of light or outlook. Consequently, while deeper than the 2m specified in the Council's guidance, it is more than 1m from the boundary and will not harm residential amenity.

There are no windows proposed in the side elevation facing no.25. The side window on the eastern elevation facing 52 King George Road is to be obscure glazed.

The site has a long rear garden and will retain 20m depth.

Access and Parking

The site does not presently have any off street parking provision. The extension will result in there being an additional bedroom at the property but it is not considered that this will have a material impact on parking in the Close. The neighbours concerns are not therefore considered to be sustainable.

Other issues

The hours of work condition requested by the neighbour is noted. However, this is an issue the Council's Environmental Health Officers would normally monitor and take action against if a nuisance was being caused. It is therefore not proposed to add a condition controlling hours of construction work.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci
2. C12Eii
3. C14A3 21 November 2008; AH7; DEV1
4. C18Civ first floor of the east side elevation
5. C18Eii west side

Case Officer...P. Barnett... Date 24/11/08

Planning Services Manager...[signature]... Date...25/11/08

Chair of D C Committee...Cllr A. J. Mills... Date ...27/11/08