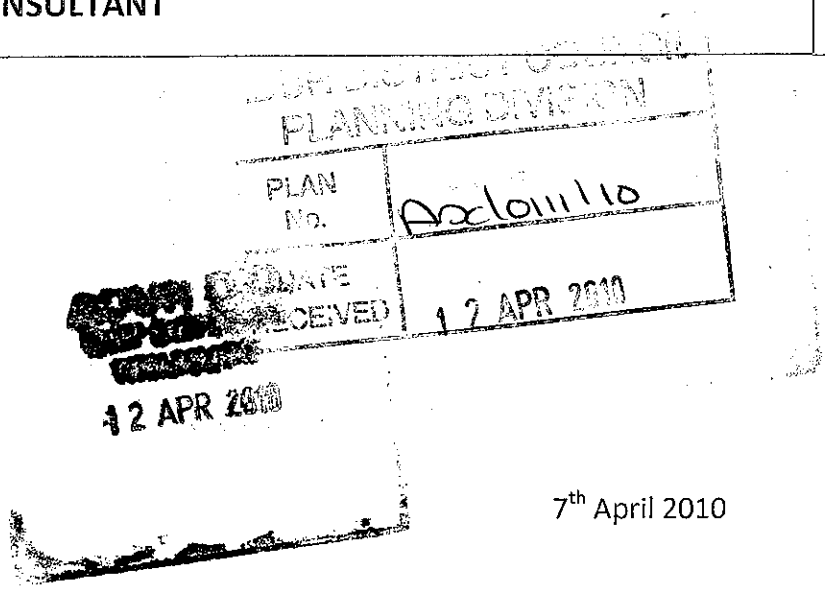
TIM RODWAY – PLANNING CONSULTANT



Adur District Council
Planning & Community Division
Civic Centre
Ham Road
Shoreham-by-Sea
WEST SUSSEX
BN43 6PR

7th April 2010

Dear Sir or Madam,

PLANNING APPLICATION FOR PROPOSED REPLACEMENT SINGLE STOREY EXTENSION, LOFT CONVERSION WITH FRONT & REAR DORMERS, AND DETACHED GARAGE TO REAR FOLLOWING DEMOLITION OF AN EXISTING GARAGE.

SITE AT NO. 7 GARDEN CLOSE, SHOREHAM-BY-SEA, W SUSSEX, BN43 6BR

I refer to the recent householder planning application submitted via the Planning Portal (pp ref: 1030439). I have pleasure in enclosing a cheque for £150 made payable to Adur District Council in respect of this application.

This proposal seeks planning permission for 3 distinct elements:

1. A single storey pitched roof extension to the rear elevation of the property, with a depth of 5m, and a maximum height of 4.5m, following the demolition of an existing single storey rear element (which has a depth of 2.5m);
2. A loft conversion to provide first floor accommodation, comprising 2 bedrooms and bathroom. This would include a pitched roof front dormer, a flat roofed dormer to the rear roofslope, together with an alteration of the roof shape from a hipped roof to a side gable; and,
3. A new detached garage within the rear garden of the property, measuring 8m x 7m, with a flat roof with a maximum height of 2.5m. This element of the proposal involves the demolition of the existing detached garage, and the extension of a connecting hardstanding area to be finished with a permeable surface (grasscrete or similar).

In terms of planning policy, the Adur District Local Plan, 1996, remain the most relevant development plan document with relation to a planning proposal such as this. Policy AT12 has not been saved, and therefore the only relevant policy is AH7, which states:

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"Extensions and alterations to existing houses and bungalows will be expected to be designed so that:-

(a) proposals would not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings;

(b) design and materials are sympathetic to both the original dwelling and the area in general;

(c) the proportion of the garden area taken by the proposal would not be excessive having regard to the character of the area;

(d) access and car parking provision is acceptable under Policy AT12, and

(e) it accords with the standards adopted by the District Planning Authority."

The site lies within the boundary of the built up area, and within such areas planning permission will normally be granted for new development subject to other policies in the Local Plan for the built environment. Policy AH 7 sets out the criteria by which proposals for householder development will be judged, and this is supported by the Councils adopted Development Control Standard No.3 'Extensions and Alterations to Dwellings'. Having regard to these guidelines I make the following comments in support of our application:

Given the replacement nature of the rear extension, its low single storey height and the distances it would maintain to neighbouring residential properties, we contend that no material harm would result to the residential amenities of neighbouring properties.

No. 6 to the south has no north side facing windows that serve habitable rooms, and this property also benefits from existing substantial rear extensions. The extension is also sited approximately 3m from the mutual boundary shared with this neighbouring property.

Although adjoining No.8 to the north is positioned closer to the extension, the proposed extension projects only 1.6m from the rear elevation of No.8, and in addition clearly complies with a 45-degree line when measured from this neighbouring properties closest rear window (as indicated on the submitted drawings). The extension proposed creates no greater overlooking than the existing extension, and any loss of light or overbearing to neighbours would not be significant due to the low height and minimal rear projection that is proposed.

It is considered that the materials, footprint, and design of the proposed additions would be sympathetic to the character and scale of neighbouring residential properties, and No.7 itself. The rear extension would not notably erode the private rear garden area that serves the property. The design of the rear extensions and roof alterations/additions would not

harm the visual quality of the area, as they have been designed to reflect the appearance of a great number of adjacent properties in Garden Close. Specifically the front dormer and hip to gable roof alterations would balance the existing pair of semi-detached houses that No.7 forms one half of. In addition, the replacement rear extension and garage will not be directly viewable from any public viewpoint.

With regard to the planning history, according to the Councils records the application site has had no recent or relevant planning applications that relate to it. However, it is clear that a great number of neighbouring properties in Garden Close have had similar extensions to the rear and to the roof. For instance, the vast majority of neighbouring bungalows have converted roofspaces with front dormers of varying style, and many having being altered to have a gable roof. In addition many neighbouring properties have been extended to their rear by way of single storey extensions, including the two properties immediately adjacent to the north and south.

Therefore, the extensions and alterations proposed will create a property with a modernised appearance that will sit more comfortably with the adjoining property to the north, and all other dwellings within Garden Close.

In conclusion, an assessment of the submitted plans will confirm that the relatively minor alterations and additions that are proposed will not cause any significant harm to neighbours amenities. Further, the character of the area and the appearance of the existing dwelling house will not be adversely affected by the proposal. Indeed, the intention is to enhance the appearance of the property when viewed from the streetscene. All development plan policies and requirements are complied with by this proposal. As will be evident from a site visit, the proposed development would result in no demonstrable harm to those interests of acknowledged importance identified above.

NB. It is understood from our interpretation of the Town & Country Planning (General Permitted Development) Order (as amended), that the rear dormer, hip to gable roof alteration, and the replacement rear garage are permitted development and do not therefore require planning permission.

If you require any further information to assist in the determination of this application please contact myself.

Yours sincerely,

[redacted]

Tim Rodway
Planning Consultant

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