Development Control – Delegated Officer Report

Application Number: ADC/0112/09 **Recommendation – Permit Application**

Site: **55 Greenways Crescent Shoreham-by-Sea West Sussex BN43 6HR**

Proposal: **One and two-storey side and rear extensions (revised scheme)**

The Application

The site is located within the built up area of Shoreham within a street of similar style semi detached and terraced properties. The application site is a semi detached three bedroom house with a single storey side extension set back from the front of the building and a rear conservatory. There is a front garden and a vehicular access and driveway to the side.

To the north is the side boundary of no. 57 Greenways Crescent where a single garage is sited. To the east, on the opposite side of the road is a similar pair of semi detached dwellings. To the south is the attached neighbouring property, no. 53 Greenways Crescent. There is a 1.8 metre boundary fence between these properties and no. 53 has an existing flat roof single stcrey extension which is 3.5 metres deep.

Permission was previously granted for a two storey side extension, single storey rear extension, new porch, and rooflights for storage in the main roof ADC/0747/07. The current application seeks permission for a similar proposal with a reduction in floor space created and a change to the design of the roof.

The current scheme shows no change to the additional space created at ground floor, as previously approved, cther than an increase in depth of the single storey flat roof rear extension adjacent to the boundary with no. 53 by 0.2 metres. A front porch, additional bedroom/study, shower room and enlarged kitchen to the side and rear are proposed as approved under ADC/0747/07. However at first flcor level the additional floor space has been reduced. The two storey section is set back from the front of the building by 2.8 metres with the frcnt part of the extension remaining at single storey level with a mono pitch roof. The main two storey section will extend 7.5 metres in total length and will be 2.1 metres wide, the maximum height to the ridge will be 6.2 metres.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) AG1, AH7 and Appendix II '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 an overbearing effect on neighbouring dwelling and the area in general. Development Control Standard No. 3 'Extensions and Alterations to Dwellings' states that on a dwelling with a pitched rcof extensions should also have a pitched roof and extensions should respect the architectural period and style of the existing dwelling and the area.

Residential Amenity

As previously stated the two storey side and rear extension will bring the building closer to the neighbouring property to the north no. 57 Greenways Crescent however there will remain a 1 metre gap between the extension and the boundary at the front, reducing to 0.7 metres to the rear. Also no. 57 has a single detached garage which is built up to the boundary and the main dwelling is sited 5 metres from the proposed extension. The extension will be less bulky than the previous proposal when viewed from the neighbouring property to the north. There is an existing landing window to be moved on the northern elevation of the original house and windows serving the shower room and bathroom. There is not considered to be any adverse impact with regards to overlooking as the bathroom and shower room windows will be fitted with obscured glazing and the landing window will result in no greater overlooking than already exists.

The rear single storey extension will be built to the boundary with the attached neighbouring dwelling no. 53 Greenways Crescent. The extension will match the adjacent extension which is of similar design. It is not considered that there will be any adverse impact in this case due to the existing extension the increase in depth of 0.2 metres will not result in any loss of light of overbearing impact in this case. The relationship between the boundary with no. 53 and the proposed two storey extension at the rear will remain the same as with the previously approved scheme.

Visual Amenity

The proposed side extension is visible within the street scene. Although the design of the roof has been amended the increased set back from the front of the building reduces the bulk and prominence of the roof line. In the light of this and its limited width and height, it is, on balance considered acceptable in this case.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18Civ northern side elevation.

Case Officer.. [redacted] .....Date..30/4/09.

PB 30/4