Development Control – Delegated Officer Report

Application Number: AWDM/1170/16 Recommendation – APPROVE

Site: 11 Roman Crescent, Southwick

Proposal: Demolition of existing conservatory and construction of two-storey rear extension.

Date of site visit: 06.09.2016

Neighbours checked: Y

Additional neighbour notifications: Y (Amended plans – 14 days)

Proposal, Site and Surroundings

The application site is located on the northern side of Roman Crescent and comprises a large detached two storey dwelling which has been extended with a two storey extension and conservatory to the rear. The dwelling is finished in a mixture of rough render and brickwork to the external façade with clay tiles to the pitched roof.

The property is located within the Southwick Conservation Area and has a pleasant spacious character with a number of trees and planting located within the front gardens of the residential properties. Other properties within the road comprise a mixture of large two storey detached properties and chalet style detached bungalow properties.

Planning permission is sought to demolish the existing conservatory to the rear and construct a two storey extension to the northern rear elevation of the property. The proposed extension would be staggered, extending 5 metres in length from the original rear wall of the property at the ground floor level and 3.2 metres in depth from the original rear wall of the property at the first floor level. The proposed extension would incorporate brick work at the lower ground floor level and render at the first floor level to match the existing dwelling. The proposed two storey element would incorporate a hipped plain tiled roof and the larger single storey element would incorporate a mono-pitched roof finished in plain roof tiles.

Amended plans have been received which have reduced the size of the two ground floor windows to the eastern elevation of the extension and altered them from clear glazed to obscure glazed top opening units.

Relevant Planning History

ADC/0003/08– Planning permission was granted in 2008 for a two storey rear extension

Consultations
Southern Water have raised no objection to this application and have requested that informatives are attached to any recommendation for approval for connection to the public sewerage system and potential sewer on site.

No response has been received from Adur District Conservation Area Group.

The Council's Design & Conservation Officer notes that the proposed extension would be visible from within the Conservation Area but he considers this would not have a negligible impact on the character of the Conservation Area.

Representations: Three letters of objection have been received from the occupier of 13 Roman Crescent who has raised concerns regarding the loss of light to the two side windows and front bay window serving his living room.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house. However, the main considerations that require assessment are the impact of the proposal on the visual amenities of the area, the character and appearance of the Conservation Area and the impact to the occupiers of neighbouring properties in terms of loss of light and privacy.

Visual Amenity & Impact on the Character & Appearance of Conservation Area

The residential properties in this section of the road are staggered in terms of their position. The neighbouring chalet bungalow to the east of the application site is therefore situated further back in the plot than the application property and the easterly side profile of the application property is visible from Roman Crescent. The proposed part two storey and part single storey extension would therefore be visible from the street scene and from within the Southwick Conservation Area.

The existing pitched roof feature to the northerly rear of the property would be replicated on the proposed two storey element of the extension. When viewed from the easterly street scene perspective the extended roofline would continue to retain a similar appearance to the existing roof, clad in matching plain roof tiles and with a hipped roof at the northerly end. The sloping lower roof line of the proposed single storey extension would remain in keeping with the sloping cat-slide roof of the existing rear extension which is currently visible from Roman Crescent to the east. The bonnet hipped tiles on the outer edges of the existing roof are an attractive

feature that should be replicated on the roof of the proposed extension and this will be secured via planning condition.

It is therefore considered that the proposed extension would remain sympathetic in terms of design, scale and appearance with this two storey detached property and as such would not cause any harm to the overall character and appearance of the Southwick Conservation Area.

Residential amenity

The neighbouring occupiers that would be most affected by the proposed extension are located in the properties to the west (9 Roman Crescent), to the east (13 Roman Crescent) and to the north (35 Roman Way).

To the west the proposed extension would be mostly screened to the westerly neighbouring occupier by the existing two storey extension to the rear. One bathroom window would be incorporated in the westerly side wall of the proposed two storey extension, this would however be hidden behind the cat-slide roof of the existing extension. The proposed extension would therefore cause no loss of amenity to the occupiers in the westerly neighbouring property.

The occupier in the chalet bungalow property to the east has raised concerns regarding the loss of light caused to the front bay window and two westerly side windows which serve a lounge in his neighbouring property. The proposed first floor element of the extension would measure 3.1 metres from rear two storey wall of the original property and the proposed extension would be distanced to the easterly neighbouring property by 1.7 metres. The two westerly side windows in the easterly neighbouring property are narrow, the lower section of which are partly hidden behind by the 1.8 metre high wall/fence along the eastern boundary of the site. Given the proximity of the extension to the neighbouring side windows it is considered that the proposed extension would have some impact on the outlook from the neighbouring perspective in particularly from the first side window within the western elevation of the neighbouring property. The second side neighbouring window is set back and therefore would be situated beyond the line of the proposed extension.

The main source of light to the neighbour’s lounge is however from the front bay window not the two smaller secondary side windows. Whilst there would be some loss of outlook from the first side window in the easterly neighbouring property it is not considered that the two storey part of the proposed extension would result in a harmful loss of light to these windows that would warrant refusing the application.

The original set of plans showed two large ground floor windows within the eastern side wall of the proposed extension which would serve a new family room. These windows would have overlooked the westerly side elevation of the easterly neighbouring property and been un-neighbourly given the position of the neighbour’s westerly facing lounge window. Amended plans have been received which have reduced the width of the openings and changed the design of the windows to be vertical obscure glazed units with top opening fan lights. This has overcome the concerns relating to loss of amenity to the easterly neighbouring occupier.

To the north the proposed first floor bedroom window would be distanced to the northerly neighbour's rear garden by approximately 17 metres. The proposed extension would not therefore cause any loss of amenity to the occupiers in the northerly neighbouring property.

Recommendation

APPROVE

Subject to Conditions: -

1. Standard 3 Year Time Limit
2. Approved plans
3. Matching Materials (including bonnet hip tiles)
4. No additional windows (east or west elevations)

Informative

1. Proactive Statement –Approved Amendments
2. Southern Water – Connection to sewerage system
3. Southern Water – Sewer maybe on site

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebecca Tier Date: 18.10.2016

Authorised by: Jo Morin Date: 18.10.2016