expiry 19.10

Development Control – Delegated Officer Report

Application Number: ADC/0532/07 **Recommendation - Permit**

Site: **299 Upper Shoreham Road Shoreham-by-Sea West Sussex BN43 5QA**

Proposal: **New entrance lobby and single storey rear infill extension with roof terrace**

The Application

The application property is a distinctive looking detached house on the south side of Upper Shoreham Road. The house is brick built with a two-storey projecting front gabled section and 2 two-storey projecting rear 'wings'. The first floor has an angled tile hung façade and ridged roof above.

The properties either side (No's 297 & 301) are large detached houses. No.297 is set in front of the building line of the application property but has been extended on the east side with a two storey rear extension and from that a single storey extension. To the west of this area is a large raised patio seating area which wraps around the extensions to the west and south.

No.301 is separated from No.299 by its own driveway which leads to a setback attached garage on the east side. The property has its kitchen in the NE corner of the house with windows looking both north and east.

The proposed entrance lobby would be located on the north west of the existing property and would 2.0m wide, by 2.3m deep, by 4.4m high to the top of the sloping roof. The infill extension would be 4.7m wide by 3.4m deep, by 2.7m high, with a roof terrace above, accessed from the main bedroom.

Consultations and Representations

Third Parties: There have been two letters of objection to the proposals from neighbouring properties.

The owner of No.301, the adjacent property to the west, has raised concerns that the roof terrace is quite extensive and may affect the privacy of their rear garden.

The owner of No.24 Windlesham Road to the south is concerned that the roof terrace will overlook their garden resulting in loss of privacy. They suggest that planting trees at the bottom of the applicant's garden would screen their privacy.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
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'.

Planning Assessment

The main concerns are the effect on the privacy of the neighbouring properties.

Structure Plan policies seek to protect and, where possible enhance the character and distinctiveness of areas, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, in relation specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling.

Visual amenity
The proposed front porch would be modest in size in the context of the scale of the dwelling itself. Whilst the roof would terminate at a point over 4.0m in height it is considered that this would be neither overbearing nor out of keeping. A high wall and entrance archway which were located on the west side of the front projection has been demolished, and prevents the porch from being seen through or over this feature which may have appear overly cluttered.

The proposed infill extension at the rear would not project out past the building line of the two rear 'wings' and would therefore have no visible mass as seen from the surrounding area. The fully glazed southern elevation would be seen against the background of the built form of the house and therefore would not appear out of keeping.

Residential amenity
The porch would have a window in the west side which would overlook directly the kitchen window of the adjacent property but it is considered that the intermittent use that the porch would have would not result in an unacceptable loss of privacy to the neighbours kitchen.

The main concern with the application is the effect the full roof terrace would have on the privacy of the rear garden of No.301 and the rear patio on the west side of the extensions at the rear of No.297. The type of use that the terrace could have could be for sustained lengths of time, which would have a more perceived effect on privacy.

The roof terrace as originally submitted extended the full length of the flat roof infill, some 3.0m. This would have allowed an amount of overlooking of both the adjacent sites particularly the patio area at the rear of No.297. This was considered to be unneighbourly and would have had a negative impact on privacy at the rear of the adjacent properties. The details of the roof terrace have been amended and the balustrade has been set back by 1.0m from the leading edge of the infill extension. This would result in the two 'wings' shielding the terrace of views to the rear of both the adjacent properties and in so doing preserving their privacy.

Properties to the south in Windlesham Road are located approximately 60 metres away and although the terrace would have prolonged use it is felt that this distance would be far enough to prevent their being any loss of amenity. The application property itself has a garden length of 26m which is considered to be adequate to protect privacy of the majority of the garden of the properties to the rear.

Recommendation

APPROVE for reason that :- 1PPii remove reference to AT12.

Subject to:

1. C1Ci
2. C14A3 – amended
   This permission relates to the application as amended by the revised plan received on 26.09.07.
   ...AH7 of the ADLP and DEV1 of the WSSP.
3. C12Ei

Case Officer: [signature] KB
Date: 28.09.07

Planning Services Manager: [signature]
Date: 1/10/07

Planning and Regulatory Committee Chairman: [signature]
Date: 1/10/07