Development Management - Delegated Officer Report

Application Number: AWDM/0219/18 Recommendation – APPROVE

Site: 21 The Twitten, Southwick, Brighton

Proposal: First floor extension over existing ground floor extension to north elevation.

Date of site visit: 20/11/17 (when assessing original application AWDM/1593/17)

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached two storey dwelling located within close proximity to Southwick Square. Although there are a variety of property styles and land uses adjacent to the site the pair of semi detached properties and the pairs either side are of matching design. Some of these properties have been extended at single storey level only, there are no examples, directly adjacent of first floor additions to this style of dwelling.

There is off street parking to the front of the dwelling, a long, narrow rear garden and an existing single storey flat roof addition.

Consent is sought to add a first floor addition above the existing ground floor extension. This extension is to be the full depth of the ground floor addition on the eastern side (3.2 metres) and reduced to 2.3 metres in depth adjacent to the attached dwelling on the western side.

The plans also show a proposed access ramp to the property frontage, with low level wall and access platform.

A Design and Access Statement accompanies the application. It states that the application is for a wheelchair user who requires a safe level access to the inside as well as additional facilities on the first floor including a level access bathroom and habitable space for an overnight carer. The Statement outlines requirements of the space as advised by an Occupational Therapist.

Relevant site history

AWDM/1593/17 was withdrawn in December 2017. Consent was sought for a similar extension in plan form yet an unsympathetic flat roof was proposed with a large, thick fascia. It was considered by officers that this did not represent good design and that improvements could be made to create a more sympathetic extension. The applicant withdrew the application pending further discussions with the Council, the

OT and client to provide an improved scheme which still meets the requirements of the occupier.

The applicant's agent investigated other design options however due to the low eaves of the existing building and the internal requirements it was considered difficult to achieve a design that was entirely in keeping with the existing dwelling. The important issue was to remove the bulky fascias, the revised design showed a hipped roof which reduced bulk whilst still retaining necessary internal room height. The set back section is to be tile hung with tiles to match the existing roof. The remainder is to be brick to match existing.

Consultations

Adur & Worthing Councils: Environmental Health: - There are no adverse EH comments regarding the above application.

Representations

Email received from owner of adjacent, attached property, no. 19 received in response to previous application, AWDM/1593/17. Asking for clarity with regards to measurements and stating that the tile hanging on the side elevation should not be too dark or black.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extension as revised in this current application is an improvement to the previous scheme. The eaves height and design of the existing building does not give rise to a two storey addition of 'standard' form and design. The design here is rather contrived to reduce the bulk of the addition, and to attempt to relate to the existing building form with a design which meets the needs of the occupier. It is considered, on balance, and in the light of the needs of the occupier being a material consideration here that the proposal is acceptable in terms of visual amenity. It is to the rear of the dwelling and the scale is not overly large or dominant. The use of matching materials and brick and tile hanging is acceptable. The hipped roof reduces

the bulk and scale from that which was previously submitted. It is considered to represent the best solution here. The extension is to the rear of the dwelling and is therefore not visible within the street scene.

The ramp and platform with low level wall to the front of the dwelling will be clearly visible within the street scene yet they are required for the occupier and will have little impact upon the street scene, or character and appearance of the existing building.

Residential amenity

The main properties to be affected here are those either side of the site, no. 19, attached to the west and no. 23 to the east.

The extension will be stepped in adjacent to the attached dwelling. It will extend 2.3 metres in depth and be just set in from the boundary. The other side of the extension is deeper and the same depth as the ground floor addition at 3.2 metres. The Council's Development Management Standard No. 2 Extensions and Alterations to Dwellings is relevant here. This adopted guidance refers to extensions such as this being within 1 metres of an attached dwelling the depth of a two storey addition should be limited to 2 metres. In this case the extension is 2.3 metres. The applicant's agent worked to reduce this depth yet with the internal requirements and access and facilities required for the occupier 2.3 metres was the minimum depth which could be reached here. On balance, in the circumstances this was considered to be acceptable here. The internal floor plans show how the rooms will be laid out and a diagram shows the wheelchair turning space therefore this depth is the minimum which could be achieved. It should be noted that this does not set a precedent for similar extensions in the future as in most cases such extensions should be limited to 2m only. The larger depth in this case is permitted exceptionally due to the particular circumstances of the applicant.

The tile hanging will match the roof tiles, it is not considered that a dark tile should be used here to avoid any oppressive impact to the adjacent occupiers.

The eastern side of the extension adjacent to No. 23 is not considered to have any significant adverse impact in this case. There is a small brick built outbuilding and wooden shed on the boundary at no. 23 near to the rear of the dwelling which will give some screening, yet it is acknowledged that there will be some overshadowing here. However this would not be to such a degree to warrant a refusal in this case due to the separation between the dwellings.

No windows are proposed on either side of the extension a condition will restrict any such openings being formed in the future.

The front ramp and platform will not result in any loss of light privacy or overbearing impact in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing tile hanging to be to match existing roof.
4. No windows on side elevations.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 3rd April 2018

Authorised by: Peter Barnett Date: 3 April 2018