Application Number: ADC/0271/08 Recommendation – APPROVE

Site: 28 Saxons, Shoreham-by-Sea BN43 5JE

Proposal: Single-storey side/front extension (including new garage) and conversion of existing garage to home office (amendment to ADC/0162/07 to connect new extension to office)

The Application

The application site is located on the northern side of Saxons. It contains a two-storey detached house with front and rear gable ends and a detached flat-roofed garage at the rear (near the northeast corner of the house). There is a small front porch with a pitched roof and a rear conservatory. The rear garden of the property slopes uphill to the foot of a steep bank below the Shoreham by-pass. At the front of the house, there is a hardstanding for two cars, with additional parking space along the east side driveway leading to the garage.

The road slopes downhill to the west and comprises a mixture of detached and semi-detached houses with small groups in the same style. The application property is one of a row of 4 houses (No's 26-29) of the same style. The neighbouring property to the east (No.29) has been extended with a side garage and utility room adjacent to the front porch.

In respect of the application site, permission was granted in May 2007 (ADC/0162/07) for a single-storey side/front extension with new garage and included the conversion of the existing detached garage to a home office (raising its roof by 0.2m). The extension stretched from the front wall of the front porch down the east side elevation to the rear wall of the house and it was shown for use as a garage/store room at the front and a bathroom and utility room at the rear.

The current application seeks to amend the above permission to infill the space between the front of the detached garage (as proposed to be converted) and the rear of the proposed side extension. This would join the proposed office to the house. The additional space would provide a larger bathroom and space for a WC for the office. The height of the extension would remain as already approved but it is proposed to add a parapet wall at the side of the garage to match the remainder of the extension. The parapet wall would have a maximum height of 3.1 metres (1.9m above the ground level of No.29).

Consultations and Representations

Third Parties: A letter of objection has been received from the residents of No.29 Saxons, to the east, making the following points: -

- The proposals will elevate the height of the side wall and block out light from their rear conservatory.
- The original approved application allowed for a section of wall between the extension and the existing garage at the lower height of the existing fence.
- The pruning of a tree on their property would be required.

[NB. the resident of No.29 Saxons has requested to speak at the committee meeting]

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved policies): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' including: - 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 area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, which relates 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 neighbouring dwellings and be sympathetic to the original dwelling.

Residential Amenity

The proposed development affects only the property to the east (No.29). The land slopes downwards to the west and No.29 is sited approximately 1.3 metre higher than the application site.

The side parapet wall of the proposed extension as permitted under ADC/0162/07 is shown to be at a height of 1.9 metre above the ground level of No.29. Similarly, the garage conversion, with the matching parapet wall now proposed to be added at the side, is also shown to be 1.9m high as measured from the ground level of No.29.

The issue to be considered with the present application is the impact of the proposed revision to include an 'infill' section (linking the proposed extension to the converted garage) and the addition of the parapet wall to the latter (adding about 0.7m to its present height). The proposals would result in a continuous parapet wall along the boundary with No.29. This wall is shown to

be 1.9 metre high when measured from the ground level on No.29's side of the boundary.

There are no windows on the side elevation of the house itself at No.29 but it has a fully-glazed rear conservatory sited alongside the common side boundary and about 1m away from it. Although it is acknowledged that the continuous 1.9m high parapet wall alongside the boundary would result in some loss of light to the western side of the conservatory, this height is not excessive. It is comparable with screen walls and fences normally found on boundaries separating rear gardens (NB. 2m high walls and fences can be erected on such boundaries as 'permitted development').

The effect on the amenities of the adjacent property is not considered such as to warrant refusal; the conservatory is fully glazed and therefore light is received from all directions. The proposal would not have an overbearing effect and the outlook to the rear would be unaffected.

Visual Amenity

The effect of the proposed front/side extension on the streetscene has already been approved under the previous application. The proposed infill section and parapet wall on the converted garage which are for consideration in the present case would not be visible in the streetscene and the appearance from the neighbouring property is considered acceptable.

Recommendation

APPROVE for reason that:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7) and the West Sussex Structure Plan (LOC1, DEV1).

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing unless otherwise approved)
3. C18Eiv (No windows in east side wall of the side extension or home office) (amended)

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