expires 16/7

Application Number: ADC/0275/08 **Recommendation – APPROVE**

Site: 7 Greenacres, Shoreham

Proposal: First floor side extension and rooms in roof

The Application

This application relates to an end of terrace property which has previously been extended at the side with a single storey flat-roofed addition with dummy pitch. It is located within a cul-de-sac off Greenacres and its side elevation is prominent as one enters the cul-de-sac.

It is proposed to construct a first floor extension over the ground floor extension to form a bedroom and bathroom at first floor with the loft space of the extension and existing house converted to form an attic room and store, served by three rooflights within the front roofslope and a further rooflight at the rear. Three solar panels are also proposed on the rear roofslope (two on the existing house and one on the roof of the extension).

The extension would be set down from the main ridge and set back from the main elevation. It would run the full depth of the main house and would not extend over the end section of the existing ground floor, which projects into the rear garden by 2m. This rear section at ground floor is to remain flat roofed and is proposed to be accessed from a door at first floor level in the new extension.

Consultations and Representations

2 letters received from the occupiers of 8 and 9 Greenacres expressing concern that future internal work may have an effect on the strength of the party wall; extension could exacerbate existing drainage problems.
NB. not relevant planning considerations

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 '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 or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Residential amenity

The proposed extension is on the end of the terrace with the nearest property to the east being 25m away on the opposite side of the road. While there are side windows proposed at first and second floor levels, the distance between the properties is such as to not result in any serious loss of amenity. There are three existing windows at first floor level.

To the rear, the property backs onto a triple garage block which separates it from the blank gable end of no.6 Greenacres. That property is set further forward and at right angles to the application property and is some 16m from the rear of no.7. Consequently, there is not considered to be any adverse impact on the amenities of the occupiers of no.6.

However, a door was originally shown at first floor to gain access to the flat roof and its use as a terrace may have had an impact on the privacy of the occupiers of no.8 to the east, the adjoining terraced property. It was also considered that a first floor doorway would be out of character in the street scene and it has therefore been replaced with a window.

The neighbour's concerns at the proposed internal works are noted but this is not a valid planning consideration. Any internal works affecting a party wall are essentially a private matter between the property owners concerned. Drainage concerns expressed by another neighbour are also noted but this is a matter to be considered under the Building Regulations.

Visual amenity

The proposed extension will be a subsidiary element to the main house and is considered to comply with the Council's DC Standards for residential extensions. It will bring the two storey bulk of the building closer to the road but a gap of 6m – 11m will remain and it is not considered to be unduly dominant or overbearing in the street scene.

The proposed rooflights and solar panels do not usually require planning permission and no objection is raised to these elements of the application.

Recommendation

APPROVE for the reason

1PPi

Subject to

1. C1Ci
2. C12Eii
3. C14Ai 23 June 2008 AH7, DEV1

Case Officer .....

Date 24/6/08

27/6