expires 25/8/09

Development Control – Delegated Officer Report

Application Number: ADC/0245/09 Recommendation - Permit

Site: **30 Hillside Southwick Brighton West Sussex**

Proposal: **Extension to garage and alterations to form pitched roof over existing flat roof of garage**

The Application

The application relates to the pair of attached garages located to the north-west of the dwelling, at the northern end of Hillside. The garages formerly were split between the ownership of No's 30 and 32, however currently they are both within the curtilage of No.32.

Permission is sought for the adaptation of the roof of the pair of garages from a flat roof with decorative front parapet, to a pitched tiled roof, including an extension to the NW side of the garage which would be 2.9m wide by 6.4m long. The proposed roof would be a part-hipped gable design with a ridge height of 5.7m and a ridge length of 9m.

To the west of the garages is No.32, a detached bungalow with a similar appearance to the other dwellings within the street. Currently it is also in the applicants ownership and is rented out privately. The west side wall of the garage currently makes up the boundary with No.32.

Other dwellings within the street are similar styled detached and semi-detached bungalows, a number of which have replaced their original detached garages.

Consultations and Representations

Third Parties: No third party objections.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
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, and not take up an excessive proportion of the garden area..

Visual amenity
The garages themselves are located to the rear of No's 30 & 32, well screened from all but relatively close by areas. The addition of a pitched roof however would make the garages more prominent within the streetscene, and concern was raised about the proposed overall height of the resultant garage, which would have been similar to that of the two adjacent properties. In addition the proposed roof would have had a 9m long ridge line (due to the NW side extension) and it was considered that this would have been overbearing to the future occupiers of No.32 to the west.

The applicant has now amended the scheme so that the overall height of the garage will be reduced to 5.5m, additionally the design of the roof has been changed to a hipped roof with small gablet designs to match the roof design of some of the bungalows in the street, with the front 2.7m of the roof being lowered to 5m in height. It is considered that the reduction in the overall scale of the proposals will, on balance, now not be detrimental to the visual amenity of the surrounding area.

Residential amenity
The loss of an amount of garden area from No.32 does not result in the retained garden from being below the 85sqm minimum as set out in the above Development Control Standards. Oblique views from the rear of No.32 would only be changed marginally by the extension. The rear garden of No.32 is at an elevated level from that of the front of the house, and the flank wall of the proposed garage extension would be only 1.2m in height at the most northern point. The increased height of the roof would have an effect on the level of morning sunlight that would come into the rear garden, however it is considered that this would not be to an unacceptable level.

Due to the site level change the garage would not be particularly obtrusive as viewed from the rear garden of No. 24 Upton Avenue directly to the north.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci

2. C12Eii – amended to read
   ....texture those of the existing dwelling.
3. C14Ai (03.08.09 – AH7 of the ADLP)

Case Officer: [redacted]
Date: 10/8/09

[redacted]
10/8