ExpiryDate-07/05/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0333/12 **Recommendation – APPROVE**

Site: **6 Southdown Road Shoreham-By-Sea West Sussex BN43 5AN**

Proposal: **Two storey extension on south side**

Neighbours checked: Y

Additional neighbour notifications: Y. Amended plans received and adjacent neighbours notified and given 10 days for representations.

Proposal, Site and Surroundings

The site is located on the eastern side of Southdown Road and comprises the southern half of a pair of semi-detached Victorian houses. The building has three floors and is used as a dental practice on the ground floor and a maisonette flat on the upper floors. Distinctive design features of the building include front bay windows on all levels with a gabled roof, a protruding bay window in the rear roof space leading out onto a small balcony. There is an existing vehicular access from Southdown Road with a driveway leading with parking for the surgery to the front. There is a rear garden approximately 30 metres in length, with access from a rear access track.

The site is located in a predominantly residential area. The road is relatively narrow and tree lined on both sides. To the north, on the eastern side of the road, are large detached and semi-detached dwellings of a similar era as the application building and containing similar features but of a range of overall designs. On the western side of the road, are a row of semi-detached buildings of mixed design nearest the site and a row of more uniform terraced dwellings further to the north. Neighbouring the site to the south is a 2-3 storey complex of sheltered flats ('St Paul's Lodge'), with a large communal rear garden.

Permission is sought for a two storey side extension set back from the front of the building. The extension will provide a garage at ground floor and extended living accommodation at first floor for the existing maisonette. Amended plans have been received showing a front gable detail to match in with the existing building design. The design change results in the footprint of the extension being slightly increased with it coming forward by 0.45 metres. The overall height is also increased by 0.6 metres from that originally submitted. The extension will have a maximum height of 6.4 metres. The first floor front windows and garage doors have also been changed to a traditional more sympathetic design and use of materials.

Relevant Planning History

Consent has been granted and implemented for the removal of the garage to the side of the building and the construction of a two storey extension to the south-east of the building and a single storey extension at the rear ADC/0168/07. The ground floor extension accommodated an additional dental surgery and ancillary space and the flat extension provided an enlarged kitchen. French doors lead from the kitchen onto the roof of the flat roof extension providing a balcony.

The site has also been subject to two planning applications in 2006, both to convert the surgery and maisonette into three flats and to erect two townhouses at the rear (ADC/0084/06 and ADC/0196/06). The first application was refused on the grounds that the design did not relate sympathetically to the existing building and Conservation Area, the size resulted in unacceptable effects on the residential amenity of neighbours and there was inadequate parking provision. The second application was also refused, by the committee, on the grounds that it was overdevelopment of the site and out of character with the locality and there was inadequate parking and manoeuvring space on site.

Representations

Third Parties: - 1 email objection has been received from the daughter of the owner/occupiers of Flat 2.

No further representations have been received following submission of amended plans and reconsultation.

Adur District Conservation Area Group: - Approve

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AB3-4, AB6, AH7, and Appendix 11 'Supplementary Planning Guidance' including:- . Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework – CLG March 2012

Planning Assessment

Principle

Policy AH7 of the Local Plan states that extensions and alterations to dwellings 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.

Supplementary Planning Guidance is contained in DC Standard No. 3 'Extensions and Alterations to Dwellings.' This states amongst other things that the most important basic principle is that any extension should be in

keeping with the appearance, scale, design and character of both the existing dwelling and street scene generally.

National Planning Policy Framework states that: Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

The site is located in the Shoreham-by-Sea Conservation Area. There is a statutory duty to have regard to the desirability of preserving or enhancing these areas. Local Plan Policies AB3-4 and AB6, aim to preserve and enhance historical and architectural qualities while allowing sympathetic new development and redevelopment. This is so that Conservation Areas remain alive and prosperous whilst retaining the special features and character which make them worthy of designation.

Visual amenity and impact on the Conservation Area

The proposed side extension is well set back to the rear of the building therefore when viewed from the street it will be subservient in relation to the main building. The extension is to be built up to the southern boundary of the site however this is acceptable and will not appear cramped. Previously the single storey garage that was demolished was built up to the boundary on the same site. The amended design of the extension reflects that of the existing building with the front gable feature replicated and the use of traditional style windows and garage doors.

Residential amenity

The existing building screens the proposed extension from the attached building to the north. The neighbouring flats to the south are in close proximity to the extension which will be built up to the boundary. However there are no principal windows on this elevation which will be affected with regards to loss of light or overbearing impact. An objection has been received from the occupier of the ground floor flat adjacent to the boundary with concern over loss of light to their bathroom and lounge window. The existing boundary wall already limits the light received by windows on the side elevation of the block of flats. The proposed extension will result in further loss of light however as this is not to habitable rooms it is not considered to warrant a refusal in this case. The extension will also not project further to the rear than the existing flats therefore there will be no significant loss of light or overbearing impact to the rear of the building which has easterly aspect.

There is a first floor bathroom window at the adjacent flats which faces towards the application site. The proposed plans show two windows facing south towards this serving the lounge extension. To protect the amenities of the occupiers of this property a condition has been attached to ensure that these windows are fitted with obscure glazing and to be permanently non-openable.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and would preserve or enhance the character or appearance of the Conservation Area. It 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, AB4).

Subject to Conditions:-

1. Standard time limit
2. schedule of materials to be submitted including windows, garage doors and gable detailing.
3. The windows in the southern elevation of the extension hereby approved shall be fitted with obscure glazing and shall be permanently non-openable.
4. The development hereby permitted shall be carried out in accordance with the following approved plans: -

6 Southdown Road – Feb 2012 – received 8th May 2012

Reason: - For avoidance of doubt and in the interests of proper planning.

Informative: - Contaminated land

Is recommendation contrary to any representations? Y

Case Officer signed: Hannah Barker Date: 21st May 2012

Authorised and signed by: [redacted] Date: 21·5·12