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Development Control – Delegated Officer Report

Application Number: ADC/0289/08 **Recommendation - Application Refused**

Site: **16 Ravens Road Shoreham-by-Sea West Sussex BN43 5AJ**

Proposal: **Three-storey side extension (top floor within roofspace) with single-storey front and rear extensions**

The Application

The property is a large semi detached house on the eastern side of Ravens Road. To the north there is a block of flats known as 'Weppons', the nearest of which is over 10m away to the north east.

It is proposed to demolish an existing flat roofed garage on the north side of the dwelling and to construct a three storey extension comprising a replacement garage with utility room and music room on the ground floor, 2 no. bedrooms on the first floor and an ensuite and dressing room within the roof space to serve an existing bedroom. The extension is set back from the front of the house by 1.5m at first floor level and has a half hipped roof. At ground floor the garage projects forward of the house by 1.2m with a mono pitched roof, while the music room is flat roofed and will join onto an existing flat roofed dining room extension at the rear.

The design of the extension has been amended since the original submission by lowering the ridge line of the roof to be more subsidiary to the existing house. However, the extension has also been widened above ground floor level so that it extends to the boundary with Weppons with a cantilevered roof over a void at ground floor. To disguise this odd appearance, a gate has been added to the side at the front of the property.

Consultations and Representations

Consultations/Comments

None

Third Parties

A letter received from the Weppons Freeholders Association on behalf of the 24 freeholders of the block of flats adjacent to the site plus 2 letters from the occupiers of 20, 24 Weppons not objecting to the application but expressing concern at the proposed music room and possible disturbance it may cause.

2 letters of objection received from the occupiers of 13 and14 Queens Place – increased noise and disturbance; the property is already large enough; could lead to a potential change of use of the property.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): 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.

Visual amenity and character

The extension has a width of 3.8m and is to be constructed up to the boundary wall with Weppons. The Council's guidance on residential extensions states that they should be set back at least 1m from the side boundary. This is largely to avoid a terracing effect with adjacent dwellings. However, there are no dwellings to the north of the site and a terracing effect will not occur in this instance. Nevertheless, extending up to the boundary

and the resulting 'floating' wall effect is considered to result in an undesirable and cramped appearance which is out of keeping with the current spacious layout. An extension to the side is acceptable in principle, but it is considered that it should retain a 1m gap to the boundary, as originally submitted.

Residential amenity

The proposal is not considered to result in any loss of residential amenity. To the north, the flats at Weppons are a sufficient distance away so as not to be affected by loss of light or outlook. The only opening on the side elevation above first floor is an obscure glazed en suite window. At the rear, the nearest dwelling is over 45m away and will not suffer any significant overlooking from the first floor door and Juliet balcony on the rear elevation.

Concern has been expressed at the potential for increased noise arising from a larger dwelling. However, the size of the property (5 bedrooms) is not considered to be unusually large and the proposal should not result in any greater noise disturbance than would be expected from the average large family home. The proposed music room is a small room on the side of the dwelling which contains no openings in its side elevation. The use of this room is unlikely to be at such a scale as to result in serious noise disturbance fro neighbouring occupiers. In any event, the internal layout cannot be controlled under the planning system and it would be unreasonable to impose restrictions on the use of this room. Any commercial use of the room or the house itself would fall under planning control.

Recommendation

REFUSE on ground that :-

1. B5BR

Case Officer. P. Barnett Date. 7/8/08

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