expires
07-08

# Development Control – Delegated Officer Report

**Application Number: ADC/0291/08** **Recommendation - Permit**

**Site:** **29 John Street Shoreham-by-Sea West Sussex BN43 5DL**

**Proposal:** **Rear extension**

## The Application

The application relates to a 1920's mid-terraced two-storey house located on the west side of John Street within the Conservation Area of Shoreham town centre. The house is of painted render with a slate tiled roof.

The proposal is for a rear extension which would be 2.4m wide, by 3.0m in depth. It would have a sloping roof that would start at the most western part of the extension and would terminate at the second-storey eaves level, adjoining the existing roof and maintaining the same pitch. This cat-slide feature would have a maximum height of 4.8m in height.

The dwelling is one of a terrace of ten similar houses all of which back onto Ship Street to the west. Many of the properties within the terrace have well screened back gardens and rear single-storey extensions.

## Consultations and Representations

***West Sussex County Council:*** The Conservation Architect states that this is a well considered rear extension which is appropriate for the rear of this house. It successfully re-orders the interior of the house.

***Adur District Conservation Advisory Group:*** No objection.

***Third Parties:*** The owner of No.14 has written in to say that when they were granted permission for a rear extension (single-storey SU/8/05/TP) they were told that a two-storey extension in the Conservation Area would not be considered. They feel that if this is the case then a precedent should not be allowed.

## Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, CH4, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, 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)
PPG15 ' Planning and the Historic Environement'(Dept. of the Environment 1994)

**Planning Assessment**

***Policies***
There is a statutory duty to pay attention to the need to preserve or enhance Conservation Areas. Local Plan policy AB4 also requires design and construction materials to be of a high standard. 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. 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).

***Visual amenity***
Visually the proposal would be well screened by the 2.0m high boundary wall at the rear of the application garden and the other high boundaries surrounding the neighbouring gardens to the north and south. Some of the adjacent gardens have car-ports and garages to the rear which project above or are located instead of the rear boundary walls. Generally the appearance from the west side path in Ship Street is one of a residential street with houses which have been extended in a variety of forms and sizes.

The Conservation Architect does not feel that the design of the roof form, which would allow additional first-floor bathroom space, would compromise the architectural integrity of the surrounding Conservation Area. There are no other rear extensions that visually bridge the gap across the first-floor elevation to the eaves of the existing roof and this would be the first, but given that the scale of the design is modest and that the roof respects the design of the original building it is felt that a bad precedent would not be set.

Amended plans have been submitted showing a reduction in size of the proposed roof light, so that now it is a similar width to the proposed window at ground floor level. It would not appear too large for the catslide roof section. The specification of the roof light has been supplied and the 'conservation' style, flush fitting design is considered to be appropriate for the area.

***Residential amenity***
The proposal would be adjacent to the boundary with No.27 with the ground floor section replacing an existing small porch. The 4.9m high side of the extension would be 0.1m from the boundary adjacent to the obscurely glazed first floor bathroom window of No.27. Whilst the height of the proposals would be more apparent that the existing porch it is considered that as the roof

slopes down it would not appear too overbearing or unneighbourly as viewed from the patio doors closest to the boundary of No.27. Due to the proposal being to the north there would be no impact on available light.

The proposed extension would be sited 3.25m from the dwelling to the north which is separated from the site by a 2.5m high wall. It is felt that the proposal would not have an unacceptable effect on the amount of daylight available to the west side of No.31 or the outlook or privacy currently experienced.

Properties in Ship Street to the rear are located 26m from the rear elevation of the existing dwelling and it is considered that the proposed roof light serving the extended bathroom would not have a significant impact on their privacy.

**Recommendation**

APPROVE for reason that :-

1PPii + 2PC amended

....without detracting from highway safety. It would preserve or enhance the character...etc. (AG1, AB4, AH7) of the ADLP and (LOC1, CH4, DEV1, DEV4-5) of the WSSP

1. C1Ci
2. C14Ai – 23.07.08 (AB4 of the ADLP and CH4 of the WSSP)
3. C12Eii
4. C18Eii – north and south
5. The window in the west side roof slope of the extension hereby approved shall be a flush fitting Clement Conservation Rooflight as described in the suppliers specification received 23.07.08 unless otherwise agreed in writing by the Local Planning Authority.
   **Reason:** *In the interests of visual amenity and to comply with policy AB4 of the ADLP and CH4 of the WSSP.*

Case Officer..[signature]..... Date..23.07.08 AB 23/7

Planning Services Manager..[signature]... Date..23/7/08

Development Control Committee Chairman..D.J.Mills Date..24/07/08