Expiry date - 04.02.09

Development Control – Delegated Officer Report

Application Number: ADC/0578/08 Recommendation - Permit

Site: **57 Mansell Road Shoreham-by-Sea West Sussex BN43 6GQ**

Proposal: **Single-storey front extension and rear conservatory**

The Application

The application property is a mid-terraced house located on the west side of Mansell Road. The house is brick built with a tile-hung first floor elevation with a brown concrete roof.

The proposal is for a front extension (porch) to replace a small canopy entranceway, and a rear conservatory. The front extension would be 3.6m wide, by 1.4m deep, by 3.4m high to the top of the mono-pitched roof. It would be located adjacent to the flank wall of the shop to the north (Chequers Hairdressers). The conservatory to the rear would have a brick built south elevation (adjacent to the neighbouring extension) and glazed walls on a brick plinth to the north and west. The conservatory would be 3.6m wide, by 4.0m in depth, by 3.3m in height and would have a hipped ridge roof.

Attached to the north of the application house is a two-storey building which is greater in depth, and projects past the building line by 1.4m at the front and rear. The attached building is comprised of the Hairdressers salon on the ground floor fronting Mansell Road (No.59), and behind it on the ground-floor and first-floor a maisonette, with entrance from Lennox Road (No.4). The rear garden of the building is used by the maisonette and is separated from the application site by a 2.0m high boundary fence. Attached to the south is the other house in the terrace (No.55), a house that has been extended to the rear by a 3.9m high single-storey extension.

The character of the area is generally made up of small terraces of houses set back from the road by, on average, 8m front gardens, some of which have been converted into hardstanding for car parking. Other houses in the street have been extended with front porches, notably No's 21, 56 & 58. No's 56 & 58 are almost exact replicas in size and design.

Consultations and Representations

Third Parties: There have been no third party objections to the proposals. [NB: A neighbour has been notified that noise during construction of the proposals is not considered to be a material consideration in deciding the application.]

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 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
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. Front extensions should not extend significantly beyond the building line or abut side boundaries.

Visual amenity
The proposed front extension (porch) is designed to match the brickwork of the front elevation of the existing house, with a tiled roof that matches in angle and type of tile on the existing roof. The design is considered to be sympathetic to that of the original dwelling and the surrounding area. The location of the porch would be adjacent to the projecting wall of the hairdressers to the north, and would not be beyond the existing building line. Due to the size of the porch and screening effect the hairdressers to the north would provide,it is considered that the porch would not appear unduly prominent within the streetscene and is therefore acceptable.

The rear conservatory would not be seen from the street to the front and the design is conventional, and would not have an affect on the visual amenity of the area.

Residential amenity
The proposed rear conservatory would project into the rear garden. Its north elevation would be clear glazed and located 3m from the boundary. The maisonette to the north (No.4 Lennox Road) projects to the west of the building line by 1.4m and is laid out with the main habitable rooms on the first-floor, as such all of the windows and doors which are at the rear, at ground floor level are obscurely glazed.

It is not considered that there would be a loss of privacy to rooms at the rear of No.4 or to the garden due to this orientation of rooms, stepped building line

and high fence between the sites. The proposed conservatory would not result in a loss of natural daylight or outlook to any of the ground floor rooms of the attached dwellings.

The front porch would not affect the outlook, privacy or amount of daylight of the adjacent properties.

Recommendation

APPROVE for reason that :-
1PPi

1. C1Ci.
2. C12Eii – amended
   ...of the front extension and alterations...etc.

Case Officer: [illegible]
Date: 19.01.09.

PB 19/1/09