expires 16/10

Development Control – Delegated Officer Report

Application Number: ADC/0328/09 **Recommendation – Refuse Application**

Site: **4 Ravensbourne Avenue Shoreham-by-Sea West Sussex BN43 6AB**

Proposal: **Two-storey gabled front extension; first-floor rear extension; reconstructed groundfloor rear extension; re-positioning of side garage; and new front porch (amended scheme)**

The Application

The application property is a two storey detached dwelling on the eastern side of Ravensbourne Avenue. The front elevation consists of a two storey gable with a catslide roof on the southern half of the front, with a dormer in the roofslope. This is a common design feature on the adjacent dwellings on the eastern side of the road. The rear of the dwelling has a chalet-style roofslope with two dormers and a ground floor rear extension. There is a detached garage at the rear of the house, at the end of a side driveway.

Planning permission was granted in 2008 (ADC/0441/08) for the demolition of the existing garage and construction of a new integral garage at the front /side of the dwelling which would project 1.8m forward of the existing front gable and incorporate part of the existing study. The existing front door was to be blocked up and a relocated study formed behind. A new entrance was to be formed at the side of the dwelling within a proposed single storey side extension which would run the full depth of the dwelling and wrap around the rear to join with the existing extension. The side extension included a part two storey element towards the rear of the house.

At the rear the catslide roof was to be built up to form a two storey extension over an enlarged ground floor with eaves at the same height as the main house and a double pitched roof with central valley.

This application seeks to amend the approved scheme quite significantly by removing the side/front extension and relocated entrance and instead constructing a two storey gabled extension over the catslide roof at the front of the dwelling to line up with the adjoining gable. The garage is to be rebuilt at the side of the dwelling slightly further forward than existing and a porch is to be built at the front between the proposed two gables.

At the rear, the extension is little different from the previous approval, although the ground floor extension will not project to the rear as far as approved.

Consultations and Representations

Consultations/Comments

None

Third Parties

1 letter received from the occupier of 7 Ravensbourne Avenue stating no objection

Relevant Planning Policies and Guidance

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

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.

DC Standard No.3 states that front extensions are particularly difficult to incorporate successfully with the existing house and street scene. They will only be allowed on detached houses where the extension can be successfully assimilated into the street scene and does not unduly affect neighbours.

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

The proposed front extension will result in a pair of gable ends with a valley between. They will form strong features visually which will be out of keeping with neighbouring dwellings and those further up the road. The character of the application dwelling and its immediate neighbours is formed by a distinctive single gable and catslide roof facing the street. To remove the catslide and add a second gable would result in an overly dominant and prominent extension which would not be successfully assimilated into the street scene. It is likely that there would also be some difference to the colour of the brickwork which would accentuate the visual impact of the new extension.

The front porch would also appear incongruous in the street scene as neither of the neighbouring dwellings have a porch.

The other alterations and extensions, including the replacement garage, are towards the rear of the dwelling and will not have an adverse visual impact on the character of the property or the surrounding area.

Residential amenity

The neighbouring dwelling to the south, No. 2 Ravensbourne Avenue, is at a lower level than the site and projects further forward. It has ground and first floor windows facing the site which will be affected by the extension at No.4. However, those windows face north and are obscure glazed at ground floor level. They are separated from the site by the driveway of No.2, being approximately 4m from the side of the proposed extension. It is not considered that the proposal will result in a significant loss of light or outlook therefore.

To the north, no.6 Ravensbourne Avenue, is at a slightly higher level than the site and is currently separated by the driveways to both properties, resulting in a distance of 6.5m between them. The replacement garage will project further forward than existing, but it is single storey only with a flat roof and will be partly screened by the existing boundary fence.

At the rear, the roof extension to form a full two storey will add bulk to the building and result in three windows facing the rear of 10 Ravensbourne Close to the east, as before. That property is perpendicular to the site and only 7.5m from the rear elevation of the application property. However, there are already dormer windows in the rear roofslope of no.6 and it is not considered that this proposal will result in any significant worsening of the present level of overlooking. While there is an additional window proposed, two of the windows are to serve a bathroom and en suite and will be obscure glazed.

The extension will not bring the properties closer together at ground floor level and the small garden area is therefore not being diminished further. Indeed, the proposal will project out 1m less than the previously approved scheme.

The first floor rear extension will not adversely affect the light or outlook for any of the adjoining properties, particularly as its massing is reduced by having a full hip on the roof.

The proposal is considered to be acceptable in terms of its effect on residential amenity.

Recommendation

REFUSE on ground that :-

1. The proposed two storey gabled front extension and porch would result in an overly dominant and prominent extension which would fail to successfully assimilate into the existing street scene and which would detract to an unacceptable extent from the visual amenities of the locality. It would therefore conflict with policies AG1 and AH7 of the Adur District Local Plan and advice in Development Control Standard No.3 'Extensions and Alterations to Dwellings'

2. B10R

Case Officer.. [redacted]

Date. 23/9/09 [redacted]