09.12.09

Development Control – Delegated Officer Report

Application Number: ADC/0399/09 Recommendation - Permitted

Site: **20 The Driveway Shoreham-by-Sea West Sussex BN43 5GG**

Proposal: **Demolition of garage and erection of single-storey side and rear extensions with first floor extension at side to form new hipped roof**

The Application

The application property is the eastern half of a pair of 1940's houses located on the south side of the road, 30m to the west of the junction with The Drive.

The house is designed with a tiled hipped roof form, with an east side cat-slide roof over the existing single-storey side entranceway. The building is mainly painted render with a tile hung front bay and canopy roof. To the east of the dwelling is an existing detached garage which extends to the rear of the existing house into timber workshop. The garage is rather dilapidated and in need of repair or replacement. It is constructed of part-timber, part-masonry walls with a part-felt, part-corrugated roof.

The proposals consist of the demolition of the existing garage, and the erection in its place of a single-storey hipped roof side extension, which would serve as the main front door, downstairs w.c., and part of the extended kitchen. It would be (as amended) 2.3m wide, by 4.5m deep, by 4m high to the apex of the roof. To the rear of the house would be a further hipped roof extension which would serve as a family room with access via patio doors to the rear garden. It would be (as amended) 4.5m wide, by 3.5m deep, by 4.3m in height. In addition there would be a first floor extension (and small front infill to the NE of the ground floor) where currently the side of the house is covered by the cat-slide roof. This feature would be removed and an additional bathroom and bedroom would be built over the existing ground floor accommodation, following the side and front elevation wall of the house. A new hipped tiled roof would tie directly into the existing roof plane.

To the west the attached house, (No.18) has been extended with a similar first-floor side extension, again eliminating the cat-slide roof from the form of the building. It has a dummy pitch roof surrounding the extension. To the east, located fronting the junction between The Drive and The Driveway, are No's 13 & 15 The Drive, A pair of semi-detached 1930's Houses. The westernmost of these pair (No.15) has recently been extended to the west with a two-storey side extension with attached garage across the whole depth of the property.

Consultations and Representations

Third Parties: There have been no third party representations to this application.

Relevant Planning Policies and Guidance

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
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, and the proportion of garden area taken by the proposal would not be excessive having regard to the character of the area.

The Councils Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' sets out the principles for maintaining both residential amenity to neighbouring properties and visual amenity. It states that side windows in rear extensions should be 6.1m from any solid obstruction and 22m from facing principal windows. In many instances windows on side elevations will not be able to meet these criteria and will usually not be allowed unless they are obscurely glazed and in some instances fixed shut.

Visual amenity
The proposed first floor extension would remove the cat-slide roof element which is characteristic to the existing dwelling and other houses of this era in the vicinity. However the attached neighbour (No.18) has already changed the overall character of the pair by extending in a similar fashion, albeit with a less than satisfactory dummy pitch roof. Other semi-detached houses which have a cat-slide roof in The Drive have been changed in appearance by the addition of large side dormers under permitted-development. It is therefore considered that although the original appearance and character of the building would be altered, it would not be detrimental to the overall appearance of the pair of houses or the character of the surrounding area.

The side extension is considered to be sympathetic in design, and due to the reduction in its depth it now has a roof that terminates lower down the first floor extension and prevents it from appearing cramped or overly large. The rear extension too has be reduced in width and now is considered more in proportion to the size of the original house.

It is therefore considered that the proposed extensions are sympathetic in design and use of materials to the existing house, and the resultant house would not be out of keeping for the surrounding area.

There is concern that the proposed extensions when combined with the two-storey side extension and attached garage at No.15 The Drive may result in an overly cramped appearance. No.15 has clear separation from the application house and fronts the junction towards the east, whereas the application house fronts the street to the north, angled away from No.15. The now built side extension and single-storey garage of No.15 is partially obscured by planting at the northern boundary and garden fence, it would obscure much of the view of the proposed side extension from public areas to the east. The proposed side extensions would only really be seen from the north where the application house fronts the Driveway. It is considered that as the two relative sets of extensions would not be seen in the same context the proposals would not result in an overly complicated or cramped appearance.

Residential amenity

The dwelling to the east (No.15 The Drive) would be closest to the proposed extensions, and as described has itself been extended to the side (ADC/0030/08).

The enlarged kitchen currently has two windows in the west elevation (and door and side window in the north), the original having an outlook towards the rear garden whilst the window in the extension faces directly to the boundary with the application property and its garage. The proposed side extension would be a further 1m away from the existing boundary and garage, however it would have a pitched roof form that slopes away from the window. It is considered that due to the increase in separation the outlook from the neighbours kitchen would not be more detrimentally effected than at the present time.

The neighbours extension has a rear bedroom also with two windows, one facing towards the drive of the application site and road beyond, whilst the other faces to the west, towards where the rear extension would be sited, 2.2m from the boundary. The original scheme proposed a full gable on the rear extension and due to its width the ridge would have attached to the rear of the building 0.3m from the eaves level (4.5m in height). The amended scheme shows a reduction in mass with the alteration of the roof form to show a hipped end, and a lowering of the ridge level to 4.2m. The rear outlook of the neighbours bedroom (in their extension) would be directly towards the roof of the rear extension as proposed, and due to its proximity the outlook would be affected. However the bedroom has a dual aspect with a north facing window, and it is considered that, on balance, this would be sufficient to prevent there being a loss of residential amenity that would warrant a refusal.

The proposed rear extension would have a side window facing towards the boundary with the attached house (No.18) which would be located 4.3m away. Currently there is a 1.8m high fence between the two sites, however

the Development Control Standard states requires that such a window should be obscurely glazed.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C14Ai (08.12.09 AH7 of the ADLP)
3. C18C3 – amended
   ...in the west side elevation of the rear extension, and the east side elevation of the first floor extension shall at all times be glazed with obscured glass. **Reason:**..etc
4. C18Eiv – amended
   ....shall be formed in any wall of the extensions without...etc.
5. C12Eii – amended to read extensions

Case Officer: [redacted]
Date: 08.12.09 [redacted] 8/12