Development Control – Delegated Officer Report

Application Number: AWDM/1767/16 Recommendation – APPROVE

Site: 36 The Crescent Southwick Brighton West Sussex

Proposal: Demolition of existing conservatory and construction of single storey rear extension and first floor extension to side (east elevation).

Date of site visit: 21.12.2016

Neighbours checked: Y

Additional neighbour notifications: Y – Amended plans 14 days

Site and Surroundings

The application relates to a 1930s-style semi-detached house previously enlarged by a side/garage extension and a rear conservatory (both with planning permission) and more recently by rooms in the roof with a hip-to-gable roof extension and large rear dormer undertaken as 'permitted development'.

The application property is link attached to the garage belonging to the neighbouring property, No.38 to the north-east. The attached house to the south-west (No.34) has a similar attached single-storey garage but does not otherwise appear to have been enlarged.

The surrounding area is made up of pairs of semi-detached houses similar in age and style but of different detailed design. The houses typically have single-storey attached garages, mostly flat-roofed, with the repeated built form and spacing in-between creating a regular pattern of development.

Proposal

Permission is sought for a first-floor side extension above the existing ground-floor element on the north-west side. It would be 2.8m deep and 1.9m wide, aligning with the main rear elevation and set back from the front by 5.3m. It would have a hipped and pitched roof with an eaves height matching that of the main roof. The extension would enlarge an existing bedroom.

It is also proposed to remove the existing rear conservatory and replace it with a single-storey rear extension 4m deep and 7.9m wide. The proposed extension would adjoin the common boundary with No.34 and would extend beyond the flank wall of the original house by 1.6m leaving a gap of approximately 1.3m to the common boundary with No.38. It would have a flat roof, shown on the submitted plans at 2.6m high.

Relevant Planning History:

Rear Conservatory permitted in 2010 (ADC/0373/10): Amended plans approved at overall depth of 3.9m with chamfered corner adjacent to No.34. Approved plan shows depth of conservatory adjoining boundary with No.34 at 3m.

Consultations: None undertaken.

Representations: A letter of support has been received from the neighbour at No.34 stating:-

"*My neighbours…..have consulted with me fully regarding their plans to extend their home and I have no concerns with their proposal, which includes the 4m projection of the single storey rear extension. I do not consider that this will have any negative impact on me or any future homeowner and will not result in any loss of natural light or be overbearing.*

The 4m projection will also be in keeping with the wall at the other side of my property and will make a nice private patio area."

Relevant Planning Policies

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.'
Submission Adur Local Plan 2016: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

The proposed first-floor addition has been amended to include a window in the front elevation and bring the eaves height in line with the original house. As amended its design and appearance is in keeping with the style and proportions of the original dwelling. It would partially infill the existing visual gap at first-floor between the pairs of dwellings. However, in view of its siting set well-back from the front elevation and relatively modest scale it is considered the effect on the street-scene would be limited and would not unacceptably detract from the established pattern of existing development.

A substantially larger 2-storey side extension was approved at No.39 The Crescent in 2010 (ADC/0339/10) almost directly opposite this site.

Residential Amenity

The most affected properties are those adjoining on either side, Nos: 34 and 38.

There are 3 no. first-floor windows in the flank of No.38 to the north-east, 1 sited toward the front of the house and the other 2 in the centre of this elevation – both the latter appear to be obscured (of which 1 is a WC). The proposed first-floor extension would partially enclose the existing gap at first-floor, but in view of its relatively modest size would have no adverse impact on the receipt of light to, or outlook from these windows.

A narrow passageway of 0.9m would be retained between the flank of the proposed ground-floor extension and the common boundary with No.38. There is a ground-floor window in the side wall of No.38 but it is not considered it would suffer a significant loss of light as a result of the proposed development. The latter would be partially screened from view by a large shrub growing adjacent to the boundary within the curtilage of No.38. The amendment to create a door from the existing utility room on this side would face directly onto the solid rendered wall of the neighbour's garage which defines the boundary at this point.

The attached house, No.34 has not been extended at the rear. The existing conservatory was approved having an overall depth of 3.9m but with a chamfered corner adjoining No.34. According to the officer report, the wall adjoining the boundary with No.34 is 3m deep. However, this is not consistent with the current submitted drawings which show the existing conservatory as having a depth of 3.65m adjoining the boundary and an overall depth of 4.2m. The Council's SGP stipulates that single-storey rear extensions adjoining a boundary should not exceed 3.5m in depth in order to avoid adversely impacting on the amenities of the neighbouring occupier. In this case the applicant has been requested to reduce the depth of the extension to 3.5m or to create a chamfered corner adjacent to the boundary with No.34 (similar to the existing scenario). However, the applicant is unwilling to amend the application and requires it to be determined as submitted. The neighbour on this side has confirmed in writing that they have no objection to the submitted proposals at 4m deep. Whilst this may be treated as a material consideration it is not the determining factor. The nearest opening in the rear of No.34 consists of a pair of French doors with side lights on either side, apparently serving a living room. At 4m deep the proposed extension would increase the sense of enclosure on this side compared to the existing conservatory, However, having regard to its flat roof form and relatively modest height combined with the south-east facing rear aspect of No.34, on balance it is considered the effect on the amenities of the occupiers of this property in terms of loss of light or overbearing effect would not be so serious to justify refusal..

Recommendation

APPROVE subject to Conditions:-

1. 3-yr time limit
2. Approved plans
3. Matching materials
4. No side windows in extensions

Informative

Pro-active amendment.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jo Morin Date: 19.01.2017

Authorised by: Gary Peck Date: 19 January 2017