expires 29/7

Application Number: ADC/0304/08 **Recommendation – APPROVE**

Site: 28 Parkside, Shoreham-by-Sea

Proposal: Rear extension with room in roof (with side dormers)

The Application

28 Parkside is a detached dwelling set within a large plot. It has a flat roofed conservatory at the rear which it is proposed to demolish and replace with a two storey extension with a steeply pitched roof and gable end to match the main house. Dormer windows are proposed for both sides of the roofslope.

The extension will provide an enlarged kitchen and breakfast room on the ground floor with a new bedroom above. An existing rear-facing dormer window within the main roofslope is to be removed as part of the development.

The property is situated on gently sloping ground which rises south to north.

Consultations and Representations

1 letter of objection received from the occupier of 33 Greenways Crescent – house is already overdeveloped. A room in the roof will overlook at least 4 houses in Greenways Crescent.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): 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

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. Dormer windows should not be so large that they over-dominate the dwelling. A large amount of the original roof should still be clearly visible.

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 and character

The extension is a subsidiary feature which respects the character of the main house. It will have white rendered walls and interlocking tiles to match the existing house and will be a sympathetic addition. The side dormers are modest in size, projecting only 1m from the roofslope with shallow pitched roofs, and they match the appearance of other dormers on the property.

Residential amenity

The proposed extension will be 3.8m from the side of 28 Parkside to the north, which is on a slightly higher ground level. That property has a blank side elevation and pitched roof garage on the boundary and will not be adversely affected by the extension. The side dormer is to be blank to avoid any potential for overlooking, with the proposed bedroom served by a conventional window in the gable end of the extension.

The end window faces out towards the rear of properties in Greenways Crescent. The rear garden of 28 Parkside is 32m deep beyond the extension and, at that distance, the potential for loss of privacy is negligible. Furthermore, there are already two windows facing the rear and this will maintain the status quo.

To the south, the proposed dormer will face towards 26 Parkside. The window serves a wc and the bedroom but, as it is only a secondary window to the bedroom, it can be conditioned to be obscure glazed to protect the amenities of the adjoining residents. The extension itself is some 7m from the southern boundary and will not cause any loss of light or outlook for the adjoining property.

Recommendation

APPROVE for the reason

1PPi

Subject to

1. C1Ci
2. C12Eii
3. C18Civ The window in the south side elevation (shown serving the bedroom and WC on the approved plans) shall be...

Case Officer ..... Date 22/7/08

Planning Services Manager..... Date... 22/7/08

Chair of Development Control Committee.... A.T. Mills Date... 24/07/08.