Expiry 16.7.07

Development Control – Delegated Officer Report

Application Number: ADC/0306/07 **Recommendation - Application Refused**

Site: **20 Beach Green Shoreham-by-Sea West Sussex BN43 5YG**

Proposal: **Ground floor rear extension, first floor side extension and conversion of roof space**

The Application

The site is located in the built up area of Shoreham Beach on the north side of Beach Green within an established close consisting of three terraces of houses around a green square.

The application site consists of a three storey end of terrace house with and integral garage and existing single storey side extension that attaches it to the closes house in the adjacent terrace at 90 degrees (No. 18). This extension projects forward of the front of the original house. To the side of this there is a small existing conservatory.

To the other side is the attached terraced house and to the rear is a garden with a raised bank at the rear along the top of which runs a public footpath. Beyond this runs the river with a number of houseboats moored nearby. The site fronts onto the existing square with parking and a grassed area opening onto Beach Green road to the south. The application property is set well back from Beach Green.

Permission is sought for a first floor side extension over the existing side extension with a green roof and an open roof terrace area to the rear. A rear single storey rear extension is also proposed to provide a garden room that would extend to the rear boundary. This would also have a green roof and a second roof terrace area. The first floor extension would project forward of the front of the original house and abut No. 18 at the front corner. Also proposed is the conversion of the loft space with a flat roofed dormer to the rear.

Consultations and Representations

Third Parties

1 letter of objection from 18 Beach Green raising the following points:-

- Will be on top of existing ground floor extension which is attached to 18 Beach Green;

- 18 Beach Green is and end of terrace and the existing extension to No 20 took away the side access to No. 18;
- to build on top of the existing would make No 18 mid terrace and cause loss of privacy;
- proposed extension would come to front door of No. 18 causing loss of light and privacy;
- new extension would have view into bedroom and bathroom windows; and
- out of character with existing houses in the close.

Contributors

None.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies
Structure Plan polices 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 to dwellings should be designed so as not to result in an unacceptable degree of over looking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity and Character
The proposal would effectively join No.20 and No. 18, closing the corner of the square in visual terms. This has already been done to some extent by the single storey extension but would be far more noticeable with the first floor extension, particularly due to the forward projection. This change would adversely affect the character and appearance of the close and its spacious feel and square formation resulting from the original three separate terraces. The proposed side extension is considered to be out of keeping with both the existing house and the general appearance of the whole close.

The site is also clearly visible from the footpath to the rear and the rear extension would project up to the boundary, contrary to guidance in Development Control Standard No. 3, which requires rear garden to be retained beyond the building.

Residential Amenity
The main residential impact is overlooking and loss of privacy. The roof terraces in particular would result in a reduction in privacy to both No. 18 and the attached house, No 22. The roof terraces would also overlook the houseboats on the river directly to the north of the site.

The garden at No. 18 is partly overlooked already by No. 16 and the house to the rear in Beach Green. The main private area is therefore to the side and this would be overlooked by the roof terrace that would be located at the side of No. 20.

There is one bedroom window in the north side elevation of No. 18 but as this is high (serving a room in the roof) and faces down over the site it is not considered that there would be any significant residential amenity issue arising from the relationship with this window and the proposal. There is also a bathroom window at first floor level but this is obscure glazed and again there would be no significant issue.

Given that the extension would abut No. 18 it is considered that the relationship would be overbearing on No. 18, which has already been adversely affected by the existing single storey extension to No. 20. The addition of a first floor would exacerbate this.

Conclusion
It is concluded that the proposed development would be an unsympathetic development of the site that would result in a building out of keeping in the streetscene and in a loss of residential amenity to adjacent dwellings through overlooking and loss of privacy.

Recommendation

REFUSE on grounds that: -

1. B2R (unsympathetic design)
2. H18R (loss of privacy, features in and an overbearing; ~~loss resi. amenity~~) amended to remove loss of light from standard reason

Case Officer.....

Date.5/7/07

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