Expiry 25/01/07

Development Control – Delegated Officer Report

Application Number: ADC/0463/06 Recommendation - Permit

Site: **4 The Driveway Shoreham-by-Sea West Sussex BN43 5GG**

Proposal: **Two-storey side extension with room in roof (including garage)**

The Application

The application site is located on the eastern side of The Driveway. It contains the northern half of a pair of semi detached dwellings. The dwelling is on three levels with a full gable end. There is an attached garage on the north side with a brick roof feature to a height of approximately 1 metre along the front elevation. There is also a single storey side extension behind the garage currently used as a utility area.

The applicant proposes to remove the existing garage and side extension and replace these with a side extension across virtually all of the existing north elevation. The extension will extend out to the line of the existing garage (2.8 metres) with a part hip of the roof to reduce the height by 1.5 metres. The extension will provide an incorporated garage, utility area and extended kitchen on the ground floor and extended bathroom and bedroom space on the two upper levels.

The street generally contains pairs of large semi detached dwellings similar to the application site. The dwellings on the eastern side have a reasonably symmetrical layout with single storey garages at each end of the building creating good separation between neighbouring dwellings. The two pairs of dwellings directly to the north of the application site have part hipped gable ends of a similar nature to that proposed. The western side of the street and the remainder of The Driveway to the east generally also contain pairs of semi-detached 2-3 storey dwellings but of a mix of designs and layout on the sites.

There is one approved side extension in the street at 15 The Drive (SU/202/04) which has yet to be constructed. There are also reasonably prominent two storey side extensions constructed on two other properties on this part of the street, at 16 and 18 The Driveway.

Consultations and Representations

Third Parties

A representation has been received from the residents of the neighbouring property, 6 The Driveway, objecting to the proposal. The concerns raised can be summarised as follows:

* The proposed side windows in the extension will lead to a loss of privacy as they will face directly into their main bedroom window.
* Their outlook will be drastically reduced by the view of the brick wall and windows dominating the view to the south.
* The area has an aura of space and developing between the buildings will create precedent of over development.
* The proposal will reduce the sunlight to their garden.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The Appearance
Following the extension, the building will be set back 1.2 metres from the north boundary. This exceeds the general standard setback of 1 metre and should be suitable to maintain the appearance of separation between dwellings even if the neighbouring site extends in a similar manner.

The width of the extension is 2.8 metres which will increase the bulk of the front elevation when viewed from the street by approximately one third. Given the height of the building, it is not considered that this extended width will appear excessive or spoil the proportions of the existing dwelling.

The main front wall of the dwelling is set on two separate levels with the central half projecting forward of the end half by 0.8 metres. The end half also has a bay second level bay window and a ground level front porch projecting out to the same extent. The extension will extend to the same level as the main wall on the end half of the existing building. Given that the majority of the front elevation already projects well forward of this point, it is considered that the extension will give the appearance of being setback slightly from the main dwelling. This is consistent with the other side extension approved on the street and also the other extensions constructed.

The extension is designed so that it will match in with the original building in general appearance. It is proposed to follow the main building line and will have matching cladding and roofing materials. The new windows in the front elevation are of same design and located so that they are level with and in proportion with those already existing.

The part hip roof design is consistent with the four properties directly to the north, Nos. 6, 8, 10 and 12 The Driveway. It is not considered that the change of roof shape will have a detrimental effect on the character of the dwelling.

Effects on Neighbours

The side elevation of 6 The Driveway facing the application site currently has a large clear bedroom window on the third level, obscured bathroom windows on the second level and other windows of the ground floor. The residents of the neighbouring site have raised concerns about the effects on privacy as a result of the proposed windows in the side elevation.

The proposed plan shows that the side elevation of the extension will accommodate four windows on two upper levels. The separation between these windows and the windows on the neighbouring property will not meet the minimum 22m standard. While it is noted that there are side windows in the existing side elevation, the new windows will be 2.8 metres closer and could increase overlooking potential.

The windows proposed are of the same nature as the existing windows but in a different layout. The windows of particular concern are the large stairwell window and the small window on the top floor landing. These windows face directly across into the neighbour's bedroom window and, with a separation of only 5 metres, could be reasonably expected to reduce privacy to the bedroom.

The applicant has recognised that this is an issue and, while they do wish to retain the windows for natural light, they are willing to have obscure glass of some description in all of the windows. It is considered that this is a practical option given that the windows do not relate to main living spaces.

The neighbour's second concern is the reduction in daylight to their property and garden. It is noted that there is already a reasonable amount of shading of No. 6 and this will not be significantly exacerbated by the extension as the building is located directly to the south and the extension does not extend any further to the east than the existing. The applicant has proposed a part hip roof rather than a full gable end, which will ensure that adequate daylight will continue to be received into the bedroom window on the top floor.

The outlook of No. 6 will be affected to the extent that the wall (of the same scale and nature to that already existing) will be 2.8 metres closer to their window and the extent of views out to the east and west from this window will be reduced to a degree. However, the separation between the buildings will still exceed 5 metres which is considered acceptable to ensure that the outlook from this property is not completely dominated by the extension.

Effects on the Site

The rear garden of the property is currently almost 20 metres long as its most distant point. The side extension does not reduce the size of this garden area.

The parking space removed by the demolition of the garage will be balanced by the provision of a new garage incorporated into the dwelling.

Recommendation

APPROVE for reason that: 1PPi

Conditions

1. C1Ci
2. C12Ei
3. C18Cii ... north ...
4. C18Eii ... north side ...

Case Officer:[redacted] [redacted] 22/1

Date: 19/01/07

Head of Planning and Community Division:[redacted]

Date: 22/1/07

Chairman of Planning and Regulatory Committee:.....

Date:[redacted] 22/01/07