Expires 11/4/7.

Development Control – Delegated Officer Report

Application Number: ADC/0089/07 **Recommendation – Permit Application**

Site: **19 New Barn Road Shoreham-by-Sea West Sussex BN43 6HN**

Proposal: **Single-storey rear extension**

The Application

The application site is a semi-detached bungalow on the west side of New Barn Road, Shoreham. The property has, like many others in the street, and extended roof with front and rear dormers and a single storey extension. The properties on New Barn Road are situated on rising ground with long rear gardens bounded by and shared access driveways leading to rear garages. The applicant property currently has almost exclusive usage of its shared driveway with the northern neighbour, No.21, as this property has removed its rear garage and installed a frontal hardstanding instead.

The proposal is to demolish the existing rear garage and extend the northern rear side of the dwelling into its place with a large single storey addition featuring a low pitched roof. It will have a width of 4.3 metres and a depth of 5.5 metres with a ridge height 3.3 metres above the garden of No.19 and 2.6 metres above the higher garden level of No.21 to the north. The extension will be built onto the boundary with No.21 with the guttering sitting behind a brick retaining wall so as to not encroach onto the neighbouring land. The extension is to house a new kitchen/diner in order for the existing kitchen to be converted into a fourth bedroom. The new kitchen will feature a south side window with French doors to the rear whilst an additional window is to be added into the north wall to serve the fourth bedroom. The plans also show a lantern light to be installed in the roof of the existing rear extension that will provide additional daylight to the lounge.

Consultations and Representations

Third Parties

No.21 New Barn Road have No Objections.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7, AT12

West Sussex Structure Plan: DEV1, DEV5

Development Control Standard No.3: Extensions and Alterations to Dwellings.

Planning Assessment

The key factors to take into consideration when deciding this proposal are the impacts that it will have on the residential amenity of the neighbours and whether it can be considered an overdevelopment of the property.

Effects on the Dwelling
The bungalow already has an extended roof with front and rear dormer additions and a rear extension 3.5 metres deep, all of which are similar additions to many other bungalows in the street. This proposal will extend a further 5.5 metres to the rear (and 8.2 metres from the original rear building line) and occupy over half the width of the rear garden. A considerable area of garden (approximately 210 square metres) will be retained.
The extension's design features a shallow pitched roof that adjoins the flat roof of the existing extension giving the appearance of an attached outbuilding as opposed to a continuous extension of the current dwelling.
It is felt that the mass of the extension will not overly impact upon the already bloated character of the bungalow. The ornamental lantern, although extravagant in design and size, is not visible from the street and will not impact on neighbouring outlook.

Effects on Residential Amenity

It is not felt that the proposal will have a significantly overbearing effect on the rear outlook of the immediate neighbours as it will sit on the footprint of the existing garage. Whilst the pitched roof will exceed the current garage height by 0.5 metres, the overall depth has been reduced by 1.1 metres. As No.21 sits on higher ground there will be no significant loss of daylight or direct sunlight to the rear windows or patio area of this property.

Although the rear French doors will offer a view into the rear of No.21's garden due to low boundary fences, this view is not deemed excessive and does not impact on the privacy of the property itself. The south side window will be located 3.1 metres from the boundary fence, less than the 6.1 metres recommended by the Development Control Standard, but is deemed acceptable due to the southerly aspect and high border fencing. The proposed window in the north elevation serving the new bedroom need not be obscured as it offers no additional privacy concerns.

Parking Provision

The Council's Development Control Standard for car parking provision recommends that a four bedroom property should incorporate a maximum three onsite spaces. The removal of the garage will leave the applicants with only the shared driveway as a parking area, half of which is owned by No.21. The product of this development will therefore be a four bedroom dwelling with no designated parking facility specifically within its boundaries which contravenes the Standard. A condition should therefore be attached to the permission requiring space for one car to be provided on site and within the boundaries of the dwelling in addition to the space provided by the shared driveway.

This development will dramatically expand the utility space at No.19 New Barn Road and could set a precedent for uncharacteristically large additions elsewhere in the street. However, given that the original dwelling has been altered to a considerable degree already, and given that the proposal will offer negligible impact upon the streetscene as well as the amenity of the neighbours, it would be unreasonable to refuse this application on design grounds alone.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C8Giii: '...space to park one car on a front hardstanding has been...' (details of car parking related to buildings to be approved, provided and retained)

Case Officer:.....

Date:4/4/07.....

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