Development Management - Delegated Officer Report

Application Number: **Recommendation –** **Approved**
AWDM/1506/12

Site: **14 Parkside Shoreham-by-Sea, West Sussex**

Proposal: **Part two storey part single storey extension**

Date of site visit: 5th and 11th February 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is located within the built up area of Shoreham on the east side of Parkside. The street comprises of detached and semi detached dwellings with varying style and character. It is considered that the application property has a distinctive character with a gabled roof, front ground floor bay and side sloping roof dormers. The property has also been extended to the rear with a two storey extension and conservatory although these are not visible within the street scene.

In 2010 an application was refused for a dual pitched gable extension to the north side of the building, with maximum height of 6 metres and maximum depth of 7.3 metres, ADC/0065/10. This proposal was considered to be unacceptable due to its unsympathetic design and scale. When viewed from the front the extension would be overly large and would not appear subservient to the main dwelling.

Following this refusal a further application was submitted, AWDM/0102/11. This application sought permission for a two storey extension again to the northern side of the dwelling house. The design of the original proposal was amended resulting in a side gable extension 1.6 metres wide and 6 metres deep. The eaves are low to match existing at the front and higher at the rear. This proposal was considered to be acceptable in scale and form and an improvement on the previously refused scheme. This approved permission has not been implemented.

A further refusal was issued in May 2012 AWDM/0298/12 for two storey extensions to the north and south side and a single storey rear extension which would incorporate the existing permission. The extension would provide a utility and enlarged kitchen area at ground floor and two additional bedrooms at first floor. The existing rear conservatory and two storey extension was to be replaced by a two storey extension with side gable projections. It was considered that the extension would result in a bulky and incongruous feature that would result in over development of the site. This application was subsequently appealed and the appeal was dismissed on 3rd September 2012. The inspector concluded that “I agree with the Council that the combined effect of the proposed extensions, taken together with the works

already permitted would appear as an over development of the existing property and would also detract from the street scene. “

The current application seeks consent for a part two storey and part single storey rear extension. The existing two storey extension is to remain and the conservatory is to be removed. The two storey addition is to be built in the place of the conservatory abutting the existing two storey extension. It will match the depth of the existing extension at 3.6 metres. A gable pitched roof is proposed with a catslide on the southern side. It will be 6 metres high to match the existing ridge of the extension. On the southern side on the catslide roof a dormer is proposed which replicates the existing dormer on the south side of the existing roof slope. A bay is also proposed at ground floor on the southern elevation to match existing. Two velux windows are proposed on the existing roof slope. A single storey half hipped roof extension is also proposed to extend from the two storey rear additions. This is to be 3.5 metres deep and 6.1 metres wide. I will have a maximum height of 3.2 metres.

Representations: - No third party representations have been received.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

Although the extensions can be seen from the street when viewed from the south there are mainly to the rear and would not be prominent additions to the streetscene. There is a significant increase in floor space however the extension is designed in a form that would not detract from the scale or proportions of the original dwelling. The visual relationship with the existing 2-storey rear extension is considered poor, but this largely arises as a result of the unsympathetic form of the existing extension. This jarring element would not be visible in public views and on balance is not considered to be so detrimental to warrant a refusal in this case. The existing dormer design has been replicated along with the ground floor bay feature. The two storey ridge is lower than the main ridge and the single storey element has a half hipped roof which keeps its height to a minimum and will not be visible from the street scene. Materials proposed will match existing.

Residential amenity

The main properties to be affected are no. 16 Parkside to the north and no.12 to the south. No. 16 has been extended to the rear at two storey level and extends further to the rear than the existing two storey extension at the application site. There are patio doors serving a lounge adjacent to the boundary at no. 16. The roof of the single storey extension will be visible from this window. The site is however at a slightly lower level and the extension is set in from the boundary by approximately 2.5 metres and due to its depth of 3.5 metres. It is not considered to result in any loss of light or overbearing impact in this case. The proposed two storey extension will be screened on the whole by the existing two storey extension except for the front gable roof this will however be more than 6 metres from the boundary. Although this will be visible from the rear garden this will have no adverse impact.

No. 12 to the rear has a ground floor kitchen window which faces north onto the application site. This window is secondary and although the proposed two storey extension will be visible from this window it will not result in any significant loss of light to this room.

At first floor there is a bedroom window which faces onto the southern elevation of the application site. As existing there is mutual overlooking as a result of the existing side dormer, although these windows are small. This bedroom window also has potential views into the existing side bay and conservatory at no. 14. The proposed velux windows and side dormer will result in further mutual overlooking between these properties. It is therefore considered that a conditions should be attached to ensure that further overlooking does not occur which would be unacceptable. The windows in the proposed dormer should be fitted with obscure glazing and shall be permanently non-openable. This will remove any overlooking. Sufficient ventilation and outlook will remain due to the windows proposed on the rear elevation. Although a section has been submitted with the application showing the level of the existing dormer windows it is however considered that due to the proximity of the neighbouring dwelling it being at lower level that overlooking could occur particularly from a seated position.

The submitted section drawing does not show the position of the rooflights above the internal floor level of bedroom 2, but these are considered satisfactory subject to a condition requiring them to be fitted with obscure glazing and to be non-openable (except if the window is more than 1.7 metres above the floor level of the room).

The rear extension will be visible when viewed from the first floor window at no. 12 however it is at distance of more than 5 metres from the dwelling and despite its depth it will not result in any loss of light or overbearing impact.

Recommendation

APPROVE for the reason:-

On balance, the proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling, with render and tiles to match, including existing first floor rear extension.
3. The two velux windows in the existing roof slope shall be fitted with obscure glazing at all times and shall be non-openable except where they are positioned more than 1.7 metres above floor level of the room they serve.
4. The windows in the dormer window hereby permitted shall be fitted with obscure glazing and shall be permanently non-openable.
5. The works hereby permitted shall be carried out in accordance with the following approved plans: -
   Block plan – received 18th December 2012
   Section through dormer – received 18th December 2012
   Elevations as proposed - received 18th December 2012
   Plans as proposed – received 18th December 2012
   Roof plans – received 18th December 2012

Informatives

1. If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Hannah Barker Date: 12th February 2013

Authorised by: Jo Morin Date: 12.02.13