Development Control – Delegated Officer Report

Application Number: AWDM/1279/18 Recommendation – APPROVE

Site: 83 The Crescent, Southwick, BN42 4LB

Proposal: Replacement single storey garage to side to include utility room behind; Demolition of existing conservatory and construction of single storey rear and side extension; and Two storey side extension with pitched roof over. (NB: Roof conversion including hip to gable roof, 3no. front rooflights, and rear dormer with Juliet balcony to be undertaken under permitted development rights)

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 20.09.2018

Site and Surroundings

This application relates to a 1930's semi-detached house on the north side of The Crescent close to the junction with Park Way, and has a later addition of a garage up to the boundary with no. 85. No.85, is angled from no. 83 and is situated quite close to the application site. No. 85 also has been extended at single storey level to the rear and has a roof extension. It sits on slightly higher ground than the application site.

The street scene is characterized by predominantly 1930's semi-detached properties, and many of them have had some form of extension.

Proposal

This application seeks planning permission for a single storey side extension; a two storey side extension; and a single storey rear extension.

Ground floor:

Rebuild the existing detached garage to be wider by joining it to the dwellinghouse and abutting the side boundary with no. 85. The garage will have a false pitch to the front, whilst the remaining will be a flat roof. The height will be approx. 3.4m to the top of the false pitch, with the flat roof being approx. 2.9m high;

Demolish the existing rear extensions and create a new 'L' shaped single storey rear extension measuring approx. 1.7m deeper than the existing extension and approx. 2.125m wider than the existing extension (and the side elevation of the dwelling). From the rear of the original dwelling, the extension will thereby measure approx. 4m deep x

8.7m wide. The extension will have a flat roof to a height of approx. 2.9m. A 1m gap between the extension and the side boundary with no. 85 will be retained;

Construct a utility room between the rear of the garage and the front of the rear extension. The utility room will measure some 3.2m wide x 1.9m deep (as measured from the rear of the garage). Its height will be some 2.8m. The structure will abut the boundary to no. 85.

First floor:

The side elevation will be positioned to be slightly behind the front elevation by some 0.25m and will measure the full length of the original dwellinghouse that is approx. 8m and will be approx. 2.25m wide, leaving a gap of 1m to the side boundary. The roof of the side extension will be hipped and adjoin the roof conversion extension.

This extension will be partially over the new garage and utility room.

Roof (2nd floor):

The roof construction will consist of a hip to gable extension with a rear flat roof dormer; the front roofslope will have 3no. rooflights and the rear dormer will have 1no. bathroom window and a Juliette window (with balconette); the side gable will have a high level window over the new stairs.

Please note, that the plans state that the roof extension will be carried out by virtue of permitted development rights, and thereby is not being considered here.

Relevant Planning History

No. 85 The Crescent
AWDM/1106/18 Single storey side extension and porch Approved 17.10.2018

Consultations

None undertaken.

Representations: 1 letter of objection from 85 The Crescent:-

- The scale of the proposal would be 1m from the side boundary and therefore become a major impact on daylight and privacy
- The restriction in space between our properties will make any future maintenance difficult to undertake
- The Councils Development Management Standards state extensions should be set back at least 1m from boundary line

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15
Development Management Standard No. 2 'Extensions and Alterations to Dwellings'
The National Planning Policy Framework 2018

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposal on the character and appearance of the area and the impacts of the development on neighbour amenity.

Visual Amenity

Both no. 85 and the application site have single storey structures that about the side boundary with one another.

As amended, the two storey section of the proposed development will leave a gap of 1m to the side boundary, but the replacement garage will still be onto the side boundary and with the utility room directly behind the garage, the single storey element of the proposal will continue onto the boundary for approx. 250mm more than the length of the existing garage. It is not thereby considered that the additional 250mm will have a materially detrimental effect onto the residential amenities of the neighbouring property no. 85.

It should also be noted that no. 85 have just received planning permission for a single storey side extension (AWDM/1106/18 refers) which will see a side extension up to the side boundary with no. 83. As the ground level height of no. 85 is greater than no. 83 by some 300mm, the height of the single storey extension at no. 85 will be greater than the application site.

The height of the ridge of the false pitch roof will be some 3.4m which is the same as the ridge height of the new extension at no. 85, but because of the higher land, the pitch will come out as being a further 300mm higher than no. 83. The flat roof section of the garage is some 2.8m high making the ridge height of the neighbouring extension up to some 600mm higher. As the side extensions of both neighbours will have no window to their side elevations, it is considered that no demonstrable harm will be caused by the side extension at the application site.

As both side extensions come up to the same side boundary, the construction of the side extensions will be a private matter between both parties.

The two storey side is extension sits mainly over the proposed garage and utility room, and the first floor section will lie 1m from the side boundary to no. 85, and it is considered that the first floor will not result in unacceptable harm onto no. 85. A condition limiting windows into this side elevation is considered to be appropriate.

The rear/side single storey extension will also be positioned 1m from the side boundary with no. 85. This gap will thereby allow access to the front of the site through the utility room and garage. By reason of the fact that the extension will be single storey and have a flat roof, it is considered that it will not demonstrably impact onto no. 85.

The character of the street scene includes many examples of single storey extensions up to the boundary and some very close to one another. Further there are also examples of two storey extensions next to each other and or tall single storey extensions next to two storey extensions i.e. no.'s 70 and 68 opposite

Residential Amenity

The residential amenities that could be affected by the proposal are no.'s 85 and 81 The Crescent.

From the above it can be seen that no. 85 intends to undertake a side extension to the boundary wit no. 83. It is thereby considered that the proposal at no. 83 will not compromise the existing residential amenities at no. 85 due to the fact that it will be lower than the neighbours' extension.

The first floor element will be sited 1m from the boundary which will maintain a visual gap and not overbear onto no. 85.

No. 81 to the west, has a single storey rear extension with a depth of 4m approved 08.05.2014 (AWDM/0216/14 refers). Therefore the proposal for a 4m deep extension at no. 83 will not compromise no. 81 or result in a loss of residential amenities to that property.

Proposed Second Floor

It should be noted that the submitted second floor plans indicate that it will be constricted under permitted development rights. Therefore, that section of the proposal has not been considered.

Recommendation APPROVE subject to the following conditions:

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No window on side elevations facing no. 85

Informative

1. Approved following amendments
2. The second floor works shown on the plans to be permitted development have not been considered as part of this application. Should a formal view be required an application for a Certificate of Lawfulness for a Proposed Use will need to be submitted to the Local Planning Authority for determination.

Is recommendation contrary to any representations? Y

Case Officer signed: Eve Hearsey Date: 01.11.2018

Authorised and signed by: Peter Barnett Date: 5 November 2018