Expires: 24/1

Application No.: ADC/0722/07 Recommendation – Permit Application

Site: 20 Parkside, Shoreham-by-Sea, West Sussex

Proposal: Gabled Two-Storey North Side Extension

The Application

The application site contains a detached bungalow with brick and white render walls and a side hipped clay tile roof plus a gable ended front protrusion, located on the eastern side of Parkside, within the built up area of Shoreham.

Originally built in the 1930's, a number of alterations have subsequently been performed to the building including ground and first floor rear extensions (SU/300/73 & SU/126/87), and a number of internal alterations.

The applicant now proposes a double storey side extension in order to expand the entrance hall and add a toilet to the ground floor living accommodation, and expand an existing bathroom at the first floor level. The addition utilises a side gable pitched roof with the apex cut off so as to reduce the total height of the extension to below the chimney, some 6.7m above ground level. The resultant width of the structure reduces from 5.3m at ground level to 1.5m at the top of the addition.

The southern portion of Parkside contains a variety of detached double storey and chalet bungalow dwellings of varying designs, the majority of which have been extended or modified in one way or another.

Consultations and Representations

Parkside Residents Association: No objection to the proposal but having viewed an earlier version of the plans without the removal of the apex of the extension roof, have requested that the height of the extension be reduced down so that that north-south aligned ridges are matching in height. In addition, in the event that the application is approved the association has requested that a condition be imposed requiring the use of matching building materials and external finishes.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & Alterations to Dwellings'

Planning Assessment

Policies

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

With respect to side extensions Council's Development Control Standard No.3 recommends that they be set back a minimum of 1m from the side boundary. If an area is spacious in layout and the buildings are large, a space greater than 1m may well be necessary to avoid an appearance of overdevelopment and a cramped effect. The extension should usually also be setback slightly from the main front wall of the dwelling to create a visual break and ensure the extension is subordinate to the main dwelling. Very wide side extensions should normally be avoided since they would usually be out of scale with the existing dwelling and spoil its proportions.

Visual Amenity, Character & Appearance

Whilst there remains a 0.6m difference between the heights of the western and eastern portions of the north-south ridgeline, the need for the variance is due to an internal difference in floor levels and is not considered to substantially detract from the character of the existing building or the surrounding locality. The proposed use of matching building materials further assists in this regard.

The extension is also setback from the front building line in accordance with Council's development standards ensuring that the extension appears subservient to the primary dwelling.

Residential Amenity

Despite the double storey nature of the extension, due to:

- The pitched nature of the roof limiting its width parallel to the common side boundary with No.22 Parkside;
- Its setback of 1m from that side boundary; &
- A total separation distance of approximately 5m between the extension and the adjoining dwelling (or 1.5 to No.22's attached garage);

The proposal is considered to comply with Council's development standards and not expected to have an adverse impact on the residential amenity of adjoining development in terms of access to daylight. For the same reasons it is not expected to be overbearing in its relationship to adjoining properties.

PB 23/1/08

Recommendation

APPROVE for the reason:- 1PPi

Subject to:-

1. C1Ci (Standard Time Limit)
2. C14Ai (Amended Plan 21/1/08)
3. C12Ei (External Materials to Match Existing)

Case Officer: ..... Date: 22/1/08

Planning Services Manager..... Date..23/1/08..

Planning & Regulatory Committee Chairman..... Date..23/1/08