Expiry 19/04/07

Development Control – Delegated Officer Report

Application Number: ADC/0109/07 **Recommendation - Permit**

Site: **269 Old Shoreham Road Southwick West Sussex BN42 4LP**

Proposal: **Single-storey rear/side extension**

The Application

The application site is located on the northern side of Old Shoreham Road. The site contains the western end of a pair of semi-detached dwellings, set on three levels with a full gable end, an attached single garage with a flat roof, a long rear garden and a hard stand area in front of the building with formed access from the highway. There is a small lean to extension at the rear which is proposed to be removed and a conservatory shown on the plan has already been removed. The roof space of the dwelling has recently been converted to provide additional living space. This has included the construction of a large rear dormer window in accordance with the property's permitted development rights.

The applicant has recently applied for planning permission to convert the existing garage to living space and to construct a first floor side extension with a gable end above it on the west side of the building. The application also proposed to construct a single storey flat roof extension on the rear and north-west side of the building. This application was refused on the grounds that the proposed gable end first floor side extension would detract from and further unbalance the appearance of the pair of houses and would be detrimental to the street scene, therefore conflicting with Local and Structure Plan policies. In addition, with the loss of the garage and further enlargement of the dwelling house, the remaining on-site parking and manoeuvring space was considered to be inadequate to cope with the traffic likely to be generated, leading to conditions detrimental to highway safety.

The applicant has now submitted a revised plan for a single storey rear and north-west side extension only. The proposed extension has depth of 2.9 metres adjacent to the boundary which extends out to 4.2 metres further into the interior of the site. The extension stretches across the full rear elevation and further to the side to a depth of 2.7 metres. It is proposed to be used as an enlarged living space, additional bedroom and en-suite and utility room attached to the kitchen.

The street scene comprises of a mix of semi-detached and terrace style dwellings built on 2-3 level and located in a row set back from the road by approximately 6 metres. Many properties contain rear extensions, including the attached property, 271 Old Shoreham Road.

Consultations and Representations

Third Parties
A representation has been received from the residents of the attached property, 271 Old Shoreham Road. This is an objection to the application on the grounds that the works are all part of a plan to covert the house into three separate 2-3 bedroom flats which would cause noise and disturbance.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7, AT12
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1, DEV4, DEV5

Planning Assessment

The Appearance
The proposed single storey rear/side extension has a relatively standard appearance, with a flat roof, and is of a scale, design and materials which are in keeping with the existing dwelling.

The bulk of the extension is located at the rear of the dwelling where it will not be visible at all from the street. Part of the extension is located to the side of the building but will be located behind the existing garage which the applicant now proposes to retain. The extension will not project out from the main wall of the building any further than the garage, nor will it exceed its height. Due to this screening, the extension is not considered to be visible from the street and will therefore have no effects on the character of the street scene.

Effects of Neighbours
The extension will abut the boundary with the attached dwelling, No. 271. The attached dwelling has an existing flat roof rear extension which also projects out from the rear wall by 2.9 metres at the boundary. Away from the boundary this steps out to a depth of approximately 4.2 metres. The proposed rear extension has been designed to match that which exists on the neighbouring site and will not result in any significant effects on the amenity of that site.

The extension will be located 6 metres from the dwelling to the west (No. 267) and at this distance is unlikely to cause significant adverse amenity effects.

The principal windows proposed face out towards the applicant's own rear garden and do not result in any overlooking as there are no dwellings directly to the rear. There is one window proposed on the side elevation which faces towards ground floor windows at No. 267 and separation would only be around 6 metres. However, given that the proposed use of the room is a

utility area, it is considered appropriate for this window to remain but with obscured glass.

While it is noted that the residents of the attached property have concerns about future noise, at this stage it is assumed that the property will remain as a single household unit as no planning application has been received for a conversion to flats. If such an application is forthcoming, the issue of extra noise and its effects can be considered at that time.

Parking
The earlier application proposed the removal of a garage and this loss reduced on site parking provision to an unacceptable standard for such a large dwelling. The applicant now proposes to retain this garage and the proposed extension does not result in a loss of any other existing parking space for the site.

As no change of use of the site is presumed at this stage, the existing on-site car parking provision is considered acceptable for a single dwelling.

Tree Preservation Order
The site contains a sycamore tree subject to Tree Preservation Order 162/3/83. This tree is located at the far end of the garden and is over 30 metres away from the dwelling. It is considered that the proposed extensions would have no adverse effects on the protected tree.

Recommendation

APPROVE for reason that :- 1PPi

Conditions
1. C1Ci
2. C12Ei
3. C18Ci ... west side ...
4. C18Ei ... west side ...

Case Officer: .....

Date: 26/03/07

27/3.

Head of Planning & Community Division: Pete Davies

Date: 29/3/07

Chairman of Planning & Regulatory Committee: A. J. Mills

Date: 29/03/07