Expires 19/4/0

Development Control – Delegated Officer Report

Application Number: ADC/0111/07 **Recommendation - Approve**

Site: **14 Southdown Road Shoreham-by-Sea West Sussex BN43 5AN**

Proposal: **Single-storey pitch-roofed rear extension and alterations (including front rooflight)**

The Application

The property consists of a two storey semi detached brick dwelling with a hipped roof. The property is located on the side of Southdown Road and is within the Shoreham Conservation Area. Vehicular access is via a small access laneway to the rear of the property.

The application proposes to construct a single storey pitched roof rear extension. The extension will protrude approximately 7.75m from an existing protruding gabled section into the rear garden. The extension will be 4.1m in width and 3.6m in height to the pitch of the roof.

The rear extension is to have high level windows on the northern side elevation, and a number of bi-folding doors are proposed to open up the extension to the garden area on the southern elevation. It is understood that the extension is to provide an additional kitchen and dining area.

Consultations and Representations

Consultations/Comments
The Adur District Conservation Advisory Committee (ADCAC) has no objection to the proposal.

The County Conservation Architect has no objection to the proposal and has commented that the design of the extension is modern and fresh and in scale with the existing house.

Third Parties
One letter was received from an adjoining neighbour with no objection to the proposed extension.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7, AB4
West Sussex Structure Plan: DEV 1

Planning Assessment

The relevant planning issues of this application are the impact of the proposed extension on the visual amenities of the Conservation Area, the character of the dwelling and the impact on adjoining residential amenity.

Residential amenity
The extension will be located approximately 3.85m from the shared boundary with the attached dwelling to the south. The initial application proposed that the rear extension protruded 9.05m from the protruding rear gabled section of the rear elevation. On discussions with the agent concerns were raised about the impact of the length of the extension on the residential amenities of the attached neighbour. The agent has since reduced the rear extension so that it protrudes 7.75m from the rear elevation and provided a diagram illustrating that the proposed extension will not significantly affect the attached neighbour's access to daylight relative to the existing 2m shared boundary fence. A concern was also noted about the impact of the proposed bi-folding doors across the southern elevation of the extension on the attached neighbour's privacy. The agent also provided a diagram illustrating site lines over the existing 2m fence which demonstrates that the extension will not be viewed from the attached dwelling's closest rear window/door. Providing that the existing fence remains at a 2m in height and is well maintained the proposed extension should not cause such a detrimental impact on the attached neighbours access to sunlight and privacy to warrant refusal. A condition should be included in any approval to ensure that the fence is retained at 2m.

The adjacent neighbours to the north no. 16 Southdown Road should not be adversely affected by the proposed development. No. 16 Southdown Road is located 3m to the north of no. 14 Southdown Road and contains a large conservatory and rear extension. The proposed rear extension is to contain high level windows on the northern elevation. As the sill of these windows is over 2m above ground level, the windows should not cause any overlooking impacts or loss of privacy on the adjacent neighbours to the north.

The property contains a large rear garden area and can support the proposed rear extension whilst maintaining a rear garden amenity area in excess of the standard required by Council's Development Control Standard No. 2 'Space around New Dwellings and Flats'.

Visual amenity
The area is characterised by large semi-detached and detached houses with large rear garden areas. The proposed extension does not appear to be out of scale and proportion with the existing house. It is acknowledged that the proposed extension will protrude over 7m into the rear garden however this distance does not exceed the rear building line of houses to the south and north of the dwelling. It was also noted on site that houses in the near area contain relatively large rear extensions which protrude out in a similar manner. The proposal is not therefore considered to detract from the character of the conservation area.

The extension will not be viewed within the street scape.

On balance, the rear extension, although it protrudes a significant distance, does not detract from the adjacent residential amenities to such an extent to warrant refusal and is generally considered to be in keeping with the character of the house and the visual character of the conservation area. The proposal should be approved.

Recommendation

APPROVE for reason that:-1PPi (amended)

The proposed development would preserve the character and appearance of the Conservation Area and can take place without resulting in unacceptable detriment to the amenities of the neighbouring properties. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7, AB4) and the adopted West Sussex Structure Plan 2001-16 (LOC1, NE1-2, CH1, ERA1, DEV1).

Conditions

1. C1Ci
2. C12E
3. C14Aii '...10 April 2007...'
4. C18Eii '...northern ~~and southern side~~ wall of the extension...' to be South of the proposed extension
5. **Non-standard:** 'The ~~height of the~~ southern side boundary fence shall be maintained at a height of 2m above ground level at all times'
   Reason: In the interests of amenity and to comply with policy AH7 of the Adur District Local Plan and DEV 1 of the West Sussex Structure Plan.

Case officer: .....

Date: 12/4/07

12/4