Expiry 27/04/07

Development Control – Delegated Officer Report

Application Number: ADC/0117/07 Recommendation - Permit

Site: 7 Old Barn Way Southwick West Sussex BN42 4NS

Proposal: Two-storey side extension

The Application

The application site is located on the eastern side of Old Barn Way. The site contains a two storey end of terrace dwelling with a part hipped gable end. A hipped roof garage and front porch were added to the south side of the dwelling in the 1980s (SW/41/85). The property also contains a narrow grassed rear garden area and a front hard stand area suitable for off street parking accessed by two separate kerb crossings.

The applicant proposes to remove the existing side garage and replace this with a two storey side extension with a hipped roof. The extension will provide an additional bedroom, en-suite, toilet and utility room at ground floor level and one additional and one enlarged bedroom at first floor level. The forward most section has a width of 3.4 metres (only slightly wider than the existing garage) and steps in so that the rear part will have a width of only 2.2 metres.

The site was subject to a planning application in 2003 (SW/92/03) in which permission was granted for a first floor side extension of a very similar design to that proposed but would have retained the existing garage and would not have extended so far across the side elevation. This permission has not been given effect to.

The site is located within an area characterised by two storey Victorian terraced and semi detached dwellings near the junction of Old Barn Way with Manor Hall Road. These dwellings have a relatively uniform appearance with the existing side extension on the application site and a side dormer window at No. 1 being the only visible extensions. Directly to the south of the site there is a Council flat complex (Manor Court) which is set on a large site and at a lower level than the application site. On the opposite side of the road to the south west is land used for recreation purposes, containing the Leisure Centre, Bowling Club and Football Grounds.

Consultations and Representations

No comments or representations have been received in relation to this proposal.

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, DEV 5

Planning Assessment

The Appearance

The application site is the last in the line of terraced dwellings, set further forward on site than, and elevated above, the flats on the adjoining property. Consequently, the southern (side) elevation appears reasonably prominent to persons approaching the site from the south on Old Barn Way.

At the time of the earlier permission (SW/92/03), the reporting officer noted that the main concern with the application was the appearance of the proposed extension in views from the south as the hipped roof design of the extension did not match the half-hipped gable roof of the original house which resulted in a slightly 'jarring' appearance from the side view. However, the overall appearance was not considered to be so poor as to warrant refusal.

The current application retains the same hipped style roof as that originally proposed which is considered acceptable. The difference now is that the extension steps in and continues further across the side elevation. As a result, the hipped roof will extend right across to the rear wall and not have the same inconsistent appearance as the shorter side extension previously approved.

From the front elevation, this roof line appears in keeping with the existing dwelling. The ridge line is set down from the main roof line of the dwelling by over one metre and the pitch on the hipped roof will match that of the half hip on the gable end. The lower storey will generally retain the same footprint as the existing garage (projecting forward of the main front wall of the dwelling) but the upper storey will project forward only to the line of the original building. When combined with the lower height, it is considered that the extension will not appear to over dominate the dwelling or appear inconsistent with its appearance.

In terms of impact on the streetscape, the side extension is not considered to appear cramped within the site. The site is almost triangular shaped and widest at its street frontage. The separation between the building and the boundary at its widest part (at the front) is 1.5 metres. While the setback from the boundary does reduce to less than one metre as the boundary angles in, this is not detrimental to the streetscape due to the orientation of the dwelling on site.

Effects on Neighbours

The only neighbours who could experience effects from the extension are residents of Manor Court, adjoining to the south. The application site is elevated above this site but as Manor Court is well setback from the boundary, set further back on the site and to the south of the proposed extension, it is not considered that it will have significant adverse effects on sunlight or outlook.

There are windows in the side elevation of the neighbouring building facing towards the application site although, due to the building being set back, these do not look directly towards the side elevation. The applicant proposes that there will be one new window in the side elevation of the extension, which will be a hallway window at first floor level. It is noted that there is already a window in a similar position on the original dwelling. As such, it is not considered that the extension will result in any additional overlooking.

Parking

The proposal will result in the loss of the one existing car parking spaces on the site (the garage). The existing hard stand area in front of the dwelling will be retained and is capable of accommodating two vehicles.

While the extension will result in the dwelling having 5 bedrooms and therefore requiring 3 parking spaces under the West Sussex County Council maximum standards, a reduction to two spaces is considered acceptable due to the location of the property close to the town centre and public transport routes and the absence of on-street parking restrictions or existing on-street parking problems.

Recommendation

APPROVE for reason that :- 1PPi

Conditions

1. C1Ci
2. C12Ei
3. C18Eii ... south side wall ...

Case Officer: .....

Date: 2/04/07

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