~~PC~~
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expiry
4/2/08.

Development Control – Delegated Officer Report

Application Number: ADC/0747/07 **Recommendation – Permit Application**

Site: **55 Greenways Crescent Shoreham-by-Sea West Sussex BN43 6HR**

Proposal: **Proposed ~~two-~~storey side extension and single-storey rear extension, new porch and ~~velux windows~~ roof lights for storage space in roof**

The Application

The site is located within the built up area of Shoreham within a street of similar style semi detached and terraced properties. The application site is a semi detached three bedroom house with a single storey side extension set back from the front of the building and a rear conservatory. There is a front garden and a vehicular access and driveway to the side.

To the north is the side boundary of no. 57 Greenways Crescent where a single garage is sited. To the east, on the opposite side of the road is a similar pair of semi detached dwellings. To the south is the attached neighbouring property, no. 53 Greeenways Crescent. There is a 1.8 metre boundary fence between these properties and no.53 has an existing flat roof single storey extension which is 3.5 metres deep.

Permission is sought to erect a two storey side extension with a hipped, pitched roof which will be set back slightly from the front of the property by 0.3 metres. The extension will extend to the rear by 4.2 metres, the total depth of the extension is 10.4 metres. The height of the extension reduces to the rear from 7.4 metres, slightly lower than the ridge, to 7 metres. Also proposed is a flat roof single storey extension to the rear adjacent to the boundary with 53 Greenways Crescent. Roof lights are proposed on the single storey rear extension and also to the front of the existing main roof, the front roof slope of the proposed extension and also the rear existing roof slope. A small porch with a sloping pitched roof is also proposed to the front of the house.

The proposed extension will provide an additional single bedroom/study, entrance porch and shower room at ground floor level, an additional bedroom, shower room and bathroom at first floor level with access to the roof space to be used as a store.

This application follows the withdrawal of ADC/410/07 a similar proposal for a two storey side extension with a gabled roof, a rear flat roof dormer and a single storey extension to extend across the entire width of the building. The case officer considered that this proposal was not likely to be supported and that the side extension should be reduced in width and should have a hipped

roof and the rear dormer should be reduced in size. As a result the applicant chose to alter the proposal to that detailed above.

Representations and Consultations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) AG1, AH7 and Appendix II 'Supplementary Planning Guidance' Comprising : Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

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 inacceptable 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. Development Control Standard No. 3 'Extensions and Alterations to Dwellings' states that on a dwelling with a pitched roof extensions should also have a pitched roof and extensions should respect the architectural period and style of the existing dwelling and the area.

Residential Amenity

The two storey side and rear extension will bring the building closer to the neighbouring property to the north no.57 Greenways Crescent however there will remain a 1 metre gap between the extension and the boundary. Also no. 57 has a single detached garage which is built up to the boundary and the main dwelling is sited 5 metres from the proposed extension. There are two windows on the northern elevation of the extension both shower room windows at first and ground floor level, however there will be no overlooking as these windows will be fitted with obscured glazing.

The rear single storey extension will be built to the boundary with the attached neighbouring dwelling no. 53 Greenways Crescent. The extension is 3.7 metres in depth to match the existing adjacent single storey extension of similar flat roof design. Due to the existing extension at no. 53 there will be no adverse impact as a result of the proposed single storey extension. The two storey dwelling will be at a distance of 3.5 metres from the boundary and will extend to the same depth as the single storey extension at 3.7 metres. Due to this limited depth and the distance from the boundary it is not considered that

there will be any adverse impact with regards to loss of light or overbearing impact on the amenities of the occupiers of the adjacent property. There are no windows proposed on the southern elevation of the two storey extension and therefore there will be no loss of privacy or overlooking in this case.

Visual Amenity

The rear single storey extension will not be visible within the street scene however it is considered that the scale, size and design of the extension is appropriate in this case and relates sympathetically to the existing building. The front porch is visible when viewed from the street and surrounding dwellings however it is modest in size and is of a simple pitched roof design which will be inkeeping with the character of the existing building.

The two storey side and rear extension is an improved design from that which was previously submitted under ADC/0410/07. This application proposed a side gabled roof extension, rear flat roof dormer window and single storey rear extension. The gable has been reduced to a hipped roof design which is in keeping with the design of the existing building, this also reduces the bulk of the extension. The roof of the rear extension is also hipped and is considered to be sympathetic to the character and design of the existing building.

Recommendation

APPROVE for reason that :- 1PPi

PB 10/1/08

1. C1Ci
2. C12Ei
3. C18Ci✓northern side elevation.

Case Officer....Y Barker.....Date....10\1\08.....