expires 09/08

Development Control – Delegated Officer Report

Application Number: ADC/0355/07 **Recommendation - Permit**

Site: **32 Ravensbourne Avenue Shoreham-by-Sea West Sussex BN43 6AB**

Proposal: **Rear two storey extension (and removal of existing conservatory and store)**

The Application

The application property is a detached house on the east side Ravensbourne Avenue, adjacent to the junction with Downside Close to the north. The existing house is part two-storey gable at the front with the rest of the front and rear roof slopes finish at first-floor level. The property benefits from having a single dormer to the front and two dormers to the rear, the most southern serving a bathroom and being obscurely glazed.

The proposal is for a two-storey rear extension to replace the existing rear conservatory and store. The proposed extension has been amended in size from being the width of the whole of the rear elevation with two pitch roof gables and a central valley, to now being 5.0m wide by, 3.5m deep by, 6.9m in height to the roof ridge. The proposal, as amended, would serve a master bedroom with en-suite and ground floor dayroom extension to the kitchen.

To the south and north are similarly designed houses which have had extensions of similar proportions and design approved under SU/148/89 and SU/73/92 respectively.

To the south (No.30) the extension is built on the northern side of the rear elevation and has more of an effect on the property to the rear, a bungalow sited on lower ground, No.12 Downside Close. Whilst the Property to the north No. 34 has a similar relationship with the property to its rear, No.1 Downside Close, another bungalow. The bungalow directly to the rear of the application property (No.14 Downside Close) is sited with a driveway between it and the rear boundary of the applicant's property. There are two windows with clear glazing facing west, one serving the kitchen and one serving the dining room, both are dual aspect rooms.

Consultations and Representations

Third Parties - A letter of objection has been received from the occupier of No.12 Downside Close. They object vigorously to the proposed alterations which backs onto the side of their property and will materially affect their light and privacy. They comment that building out 3-4 m beyond the existing line to a height of two-storeys seems excessive and would alter the whole style and

nature of this residential area. They feel that the windows in the proposal will affect their privacy and light.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7.
Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

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.

The plans have been amended twice and show a reduction in scale of the proposals which were considered to be out of proportion for the existing dwelling. The proposal would now be sited on the southern side of the rear elevation with a single ridged roof similar in design to the original feature at the front of the property.

The objector has concerns about being overlooked from the east facing windows, however the most recent revision of the proposal shows the extension with the eastern window obscurely glazed to prevent overlooking, and an additional window introduced in the north elevation to provide an outlook. The proposed amendments not only prevent overlooking from the master bedroom but also obscure a large proportion of views from the existing more northern rear dormer.

Development Control Standard No.3 states, amongst other things that principal windows in the rear elevation of proposed extensions should be 14m from principal windows in the side elevation of other dwellings to the rear. In this case the bedroom window would be 11m away from the windows in the side of the objectors bungalow, which serve a kitchen and dining room, however the rooms themselves do have other windows which in the case of the dining room is a primary outlook onto the rear garden. It is considered that the obscure glazing in this instance would prevent excessive overlooking and the distance is such that there would not be an overbearing effect. A boundary wall and fence would prevent any loss of privacy from the ground floor kitchen extension.

The amount of light available to the west side windows of the bungalow to the rear would be reduced marginally in the late afternoon, but not to an extent that would justify refusal solely on this basis.

The proposed extension is considered to be of a scale which would not over-dominate the existing property, and would not have an overbearing effect on

the property to the south. The design, as amended, is considered to be sympathetic and would not have an adverse effect on the visual amenity of the locality or the streetscene.

The property has a large garden and would have enough space left over to ensure outside amenity for this size of dwelling is adequate.

Recommendation

APPROVE for reason that :- 1PPii

Subject to –

1. C1Ci

2. C14Ai – amended
This permission relates to the amended plan received on 02.08.07 and not to the plans originally submitted.
Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

3. C18Civ – amended
The first floor window in the east side elevation....

4. C18Eii – amended
shall be formed in the east wall of the extension....

5. C12Eii

Case Officer: [signature] 6/8/07
Date: 06-08-07

for Head of Planning & Community: [signature]
Date: 6-8-07

Chair of the Planning & Regulatory Committee: A. J Mills 6/8/07.
Date: