Expires 17/9/08

Development Control – Delegated Officer Report

Application Number: ADC/0378/08 **Recommendation – Permit Application**

Site: **227 Old Shoreham Road Southwick Brighton West Sussex**

Proposal: **First-floor east side/rear extension and additional vehicular access and widening of existing access**

The Application

The application site is a detached house located on the north side of Old Shoreham Road, Southwick. The house is 'T' shaped with the central projection facing to the rear. A pitch roofed garage sits to the rear on the western boundary whilst a small single storey flat roofed extension sits within the recess on the eastern flank, projecting 0.7 metres off the flank wall. To the east and west are semi-detached pairs of houses whilst a long garden extends to the rear.
This application seeks permission to extend the existing single storey rear/side extension to first floor level. The new section will have a rear facing window (as opposed to the current east facing window which is to be enlarged into the doorway) and a flat roof.
In addition, the existing dropped kerb serving the west side garage is to be enlarged and a new dropped kerb installed on the eastern side of the frontage.

Consultations and Representations

Consultations/Comments

County Highways Officer — No objections.

Third Parties

No.229 Old Shoreham Road wishes to see no windows facing their property or any loss of sunlight to their own windows.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1, DEV4-5
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies) AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

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 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. DC standard No.3 'Extensions and Alterations to Dwellings' states that two storey extensions should normally have a pitched roof to match the existing house. A false mono-pitched, running along all the elevations of a rear extension, may be acceptable where a full pitch would substantially reduce the light to the adjoining properties.
Structure Plan policy DEV4 seeks to ensure development meets the travel needs it generates in a safe and convenient manner. Particularly part (b),(2), (vi) requires that development ensures 'safe and adequate access to the highway network'.

Visual Amenity
The extension as existing sits within the rear east corner recess, projecting 0.7 metres off the eastern flank of the building. This proposal will continue the dimensions of this extension up to first floor level with a flat roof above. From the street it will be visible, however this visibility is compromised by the small distance between the host building and the neighbours at No.229. From the rear it will be visible from many of the neighbouring gardens principally as it is at first floor level. Under the terms of the above DC Standard flat roofs at first floor level should be resisted, regardless of their visibility, as they constitute unsympathetic design. Fully pitched roofs are preferred. In this instance, given the nature of the 'T' shaped main house, a fully pitched roof is not reasonably feasible. A false mono pitch is considered the best solution to provide a visually more appealing extension. The applicant has returned with amended plans showing a 1 metre high pitched façade on all elevations of the extension. Although this still appears slightly at odds with the main dwelling (principally due to its projection beyond the eastern flank wall), given its sheltered visibility from the main road it is considered acceptable in this instance.

Residential Amenity
The main impact will be on No.229 to the east. It is not considered that this extension will impact unacceptably on the amenity of this house. It will extend only marginally beyond their rear elevation and will only cause minimal additional loss of light to their rear/side lean-to and windows. It is noted that the existing east facing window in the first floor of the applicant's dwelling is to be altered into the doorway with a new rear facing window inserted into the new room. This will avoid any potential increase in overlooking.

Access
The plans also show that the existing west side dropped kerb is to be enlarged by 2.4 metres with a new 5 metre wide drop kerb installed on the eastern side of the road frontage. From a highway safety perspective this will allow safer access and egress onto the busy dual carriageway main road by virtue of allowing vehicles to exit in a forward gear. County Transport Services have raised no objection on this basis.

Recommendation

APPROVE for reason that :-

1PPii

Subject to:

1. C1Ci
2. C9Ai
3. C9F '...not exceed 5 metres in width....'
4. C12Ei
5. C14Ai '..on 4th September 2008... AH7...DEV1...'

Case Officer:.....

Date:11/9/08

PB 12/9/08