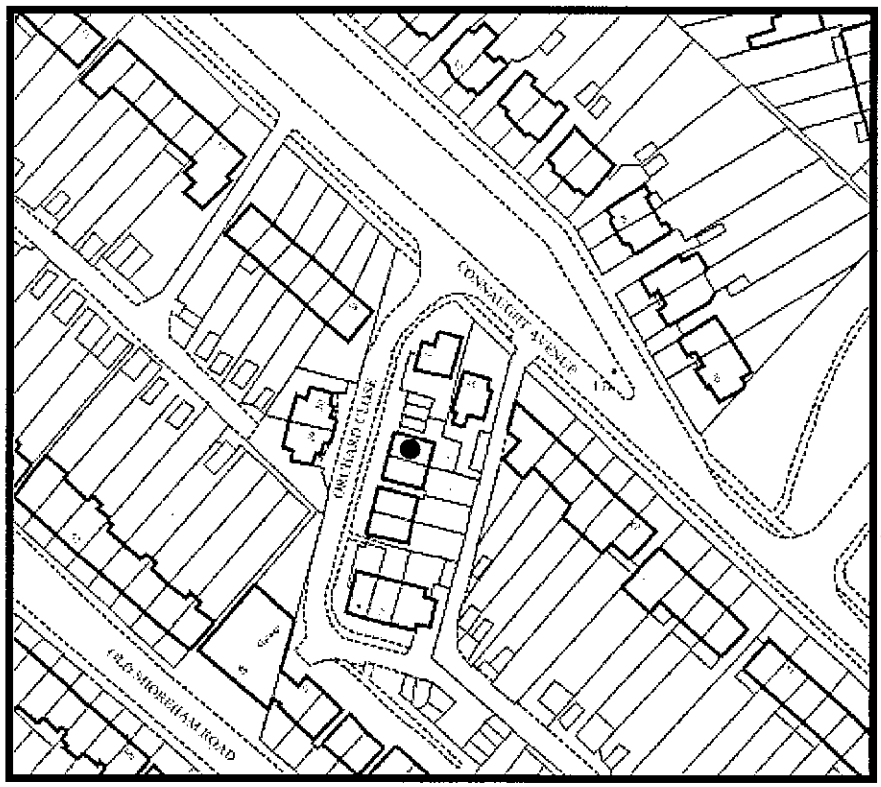

Application Number: ADC/0039/09 Recommendation – APPROVE

Site: 2 Orchard Close, Shoreham-by-Sea BN43 5UT

Proposal: Single-storey side extension

The Application

The application property is the northern half of a pair of semi-detached houses built in the late 1960's. The site is located on the east side of this cul-de-sac, off the south-west side of Connaught Avenue.

The application property is a ridge-roofed two-storey, part brick/part tile-hung house which is sited to the south of three flat-roofed garages, the southernmost being in the ownership of the applicant. Due to the configuration of the houses in Orchard Close, their orientation is such that they sit at an angle to the properties to the north and east in Connaught Avenue and, as a result, the application site is irregular in shape. It has a side patio 3.5m in width, by 4.5m in depth, to the rear of the garages on the north side of the house. The dwelling has an east-facing rear garden.

The proposal is for a single-storey side extension to infill the existing side patio. The proposal (as amended) would be 3m wide by 4.1m deep and would have a sloping mono-pitch roof which would be a maximum of 3.5m in height.

To the north-east of the house is No.39 Connaught Avenue, a two-storey 1930's house sited at 90 degrees to the application house. It has been extended with a rear

conservatory approximately 1m from the boundary with No.1 Orchard Close. It also has an irregular-shaped garden which interlocks with the site. Directly to the north is No.1 Orchard Close which is separated from the site by its rear garden.

Consultations and Representations

Third Parties: There has been a letter of objection from the residents of No.39 Connaught Avenue. The concerns raised are that the extension will completely change the ambience of their garden area, cramping even more buildings into an already congested site. They feel that the proposals are out of keeping and scale with the present dwelling area and especially as the plan is to build right up to the boundary line, and the extension having quite a high sloping roof. The effect will be to make a small rear garden area extremely claustrophobic and hemmed in. They feel that the proposal will affect their quality of light, and further limit views.
[NB. the residents of No.39 Connaught Avenue have been made aware of the amendments to the size of the extension and have requested to speak at the committee meeting]

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): DEV1
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.'
PPS 1 '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 unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Visual amenity

As originally submitted there were concerns that the proposals would appear overly large and out of proportion with the existing house. A parapet wall faced onto the garden to the north due to the proximity of the extension to the boundary, thus giving the proposals an out of scale appearance.

The plans have now been amended and show a reduction in size, providing a gap of 0.5m from both the north and east boundaries with No.1 Orchard Close and No.39 Connaught Avenue respectively. The pitch of the roof has been lowered so that now, where it meets the side wall of the house, it would be 3.5m high as opposed to 3.9m previously. In addition the reduction in footprint of the extension allows for a traditional fascia with guttering which again reduces the visible mass of the extension.

It is considered that the overall reduction in scale and height of the proposals plus with the natural screening effect of the garages to the north, would mean that the proposals would not appear unduly overbearing or out of scale for the house.

The proposals have also been amended to show matching brickwork walls to the north and east elevations, and tile hanging on the west elevation. The materials are ncw considered to be sympathetic to those of the original dwelling and therefore acceptable.

Residential amenity

To the NE of the site is No.39 Connaught Avenue, a house which has been extended with a rear (south) conservatory. The proposed extension would be sited at an oblique angle to that of the conservatory, 2m to the south-west. It is not unusual for extensions on adjacent properties to overlap and be sited in close proximity to conservatories without there being an unacceptable effect on outlook. In this instance the relationship between the proposed extension and the neighbour's conservatory is such that they would face towards each other but be separated by the common boundary fence which is 1.8m in height.
The amended plans show the proposed extension being moved away from the boundary by 0.5m and combined with the roof sloping away from the conservatory, and the more traditional soffit and gutter design, it is felt that the proposals would not appear overbearing in scale.

Currently the outlook from the objector's conservatory is into the back garden, (which is in part only 3m in depth) and beyond that directly towards the side wall of the applicant's house. Given that the garden is bounded by a 1.8m screen fence and that shrubs and climbing plants will add to the natural screening of the proposed extension, and that the extension has now been moved off of the boundary by 0.5m, it is considered that, on balance, the effect on the outlook from the neighbour's conservatory would not be so diminished as to warrant refusal.

The neighbours mention that the proposal will have a negative effect on light and views from their conservatory. It is considered that, owing to the views towards the west being already very limited, the proposed extension would not affect this. The presence of the two-storey house behind the single-storey extension would mitigate any effect on natural sunlight levels.

Recommendation

APPROVE for reason that:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7) and the West Sussex Structure Plan (DEV1).

Subject to:-

1. C1Ci (Standard time limit)
2. C12Eii (External walls & roof of extension to match existing)
3. C14Aii (Permission relates to amended plan received on 16 March 2009)

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