Expiry Date - 06/05/2013

Development Control – Delegated Officer Report

Application Number: AWDM/0297/13 **Recommendation – Approve**

Site: **35 The Crescent Southwick Brighton West Sussex**

Proposal: **Demolition of garage and erection of part single storey, part two storey side extension.**

Site visit: 3.5.12

Site and surrounds

The application property is a semi detached inter war, large house in a pleasant residential suburban street in Southwick, typified by similar houses with strong period and vernacular features including hipped plain tiled roofs, bow bays, cat slide roofs; and front gables and use of render, half timbers and brick.

It benefits from a wide plot and deep rear garden and a flat roofed garage has been built on the southern side roughly on the same line as the front of the house and behind this a flat roofed single storey side extension providing residential accommodation. The extension has high level windows on its southern flank. The garage abuts the southern boundary at the front but due to the orientation of the plots, the side extension leaves a small gap closer to the rear. The boundary fence here is some 1.5 to 1.8 tall. An original feature of the house is a pitched roof two storey rear projection, serving a bedroom. There are upper floor windows in the southern side flank but only serving bathrooms.

The property stands on a gentle bend.

To the south is one of a pair of detached inter war bungalows on a similar building line. There are no windows in the facing roof of the bungalow closest at No 33 but one ground floor window exclusively serving a bedroom.

A number of the nearby houses in the street have added two storey side extensions, typically set back and /or the adjacent property retaining the width of a drive/garage between it and the extension. .

The property backs onto residential rear gardens.

Proposal

This has been amended following negotiations to reduce the scale of the two storey element of the extension to improve its visual and amenity impact.

The scheme involves demolishing the existing garage and replacing it with a single storey flat roofed building of a similar height (2.5 ms compared to 2.4 to

2.3 ms) but narrower and set off the boundary with the bungalow at No 33 by between 0.7 and 1.5 ms, a gap significantly wider than as at present. This provides a g another bedroom. The only window is at the front in similar style to the existing period windows. The extension is set back slightly behind the line of the existing garage.

Above the existing side addition another storey is added. This apes the style of the existing two storey rear projection with hipped roof and central valley. The only window is at the rear and front in similar style to the existing period windows. It provides a bedroom.

The single storey extension is brick faced to match the existing with small fort parapet and the upper floor extension is in roughcast render and plain tiles in a similar vein.

The original scheme as submitted incorporated a second storey at the front.

Relevant Planning History

None

Consultations

The Executive Head of Health and Community Safety recommends precautionary land contamination informative.

Representations

The neighbour at No 33 objected to the original scheme;

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Privacy Light and Noise
Comments:	We live in a bungalow and are very concerned about the encrotchment of buiding a two story building outside our bedroom window. We feel this will not only greatly affect our light but also our privacy

No comments received on the revised scheme.

Planning Policy Framework

Relevant Planning Policies and Guidance

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’

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National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal enlarges and upgrades an attractive house, with no loss of garden (greenfield land) in the urban area in a sustainable location.

Visual amenity

The single storey side extension is an enhancement on the existing garage, being more subordinate due to its recess, and allowing more space between it and the neighbouring bungalow. The parapet neatly completes the design which otherwise harmonizes with the existing house.

The first floor extension is set well back from the main house and along with its narrow width and sympathetic design helps achieves a satisfactory subordination and harmonious relationship with the main house. It will not be unduly prominent from the street.

Impact on neighbouring amenity and living conditions

The single storey side extension replaces an existing garage. Although slightly taller, it is still very modest in height and is appreciably further from the common boundary with No 33. There are no ground floor south facing windows. As such it achieves an acceptable relationship with No 33 in terms of natural light; outlook and privacy.

The first floor side extension behind has been significant reduced in scale such that outlook and natural light to the north facing bedroom window of No 33 is no unduly affected. As there are no south facing windows in the extension, privacy is not compromised either.

Neither the ground floor or first floor extension materially impact in any other neighbour due to separation distances; existing intervisibility unaffected and design and scale.

Adequate garden space is retained.

An informative on land contamination is justified as a precaution.

Access and parking

The loss of the garage is acceptable as adequate forecourt parking remains and there appears to be some capacity on street to absorb any unmet demand.

Recommendation

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APPROVE for the reason:-

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 or parking. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' or The National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings in the south elevation of the extensions
4. Permission relates to approved plans:

Drawing No:	T77PC/HP/02- 1f deposited.24.7.13
Drawing No:	T77PC/HP/05- 1f deposited 9.7.13
Drawing No:	T77PC/HP/06- 1f deposited 9.7.13
Drawing No:	T77PC/HP/03 - deposited 11.3.13
Drawing No:	T77PC/HP/04 - deposited 11.3.13

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Informative on land contamination

Is recommendation contrary to any representations? N

Case Officer signed :P. Devonport Date: 1.8.13

Authorised and signed by: Gary Peck Date: 1 August 2013

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