Expiry 10/01/07

Development Control – Delegated Officer Report

Application Number: ADC/0436/06 Recommendation - Permit

Site: 6 Park Way Close Southwick West Sussex BN42 4LE

Proposal: Demolish garage and erect single-storey north side extension and extend rear conservatory on south side

The Application

The application site is located at the eastern end of a cul-de-sac. The site currently contains a two storey semi detached dwelling, a detached garage, a conservatory extension across part of the rear of the dwelling and small garden sheds in the corner of the property. The existing dwelling is clad with brick on the lower storey and plaster on the upper storey and has a hipped tile roof. The sides and rear of the property are enclosed by wooden and trellis fences approximately 1.8 metres high.

The applicant proposes to extend the existing conservatory by a further 2.9 metres so that it will extend across the whole of the rear elevation of the dwelling. The extension will have a depth of 2.9 metres to match the existing conservatory.

The applicant proposes to remove the existing garage and construct a single storey side extension to the dwelling. The existing garage is located on the north side of the dwelling but well setback (approximately 6 metres) from its front most wall. The extension is proposed to be located in the same position as the garage and will be of the same general scale and design. The extension will be used for a bathroom and family room.

Consultations and Representations

No comments or representations have been received in relation to this application.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
Development Control Standard No 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The Appearance

The conservatory extension will be constructed as a continuation of the existing rear conservatory and will match its depth, design and materials. This extension is therefore considered to be in keeping with the existing dwelling.

The view of the existing garage from the street is reasonably limited, with the garage appearing most prominently when directly outside the property only. The side extension is proposed to effectively replace this garage. The front wall of the extension will be located 4.3 metres back from the front wall of the north side elevation. It has a ground floor area of 18.9m² (where the existing garage is 18.56m²), is stepped in at the front and is angled towards the building rather than the boundary. This increases the separation between the building and the boundary with 5 Park Way Close to a minimum of 0.9m along the angled boundary and tucks the extension alongside the dwelling so that it is screened by the dwelling to a greater degree.

The design of the extension will also follow the design of the existing garage which is a flat roofed design. While a flat roof may not generally be acceptable for an extension when the existing dwelling has a pitched roof, in this case this style is considered appropriate. This is due to the limited visibility of the extension and consistency with the character of the street scene (as detailed below). In addition, the flat roofed design will coordinate with the existing appearance of the dwelling and the two tiered way in which it has been clad. To ensure consistency in appearance, it is considered that the extension should be clad in brick to match the lower storey of the dwelling.

The side extension is considered to be consistent with the character of the local area as most other sites in the street comprise of two storey dwellings with flat roofed garages to the side but well set back from the front of the building so that they do not appear conspicuous. While this extension will be used for living space rather than garage space, the effect on the street scene will be minimal as the extension is of the same scale and design as the garage with the only obvious difference being the replacement of a garage door with a window.

Effect on Neighbours

The extension will be screened from the outlook of occupants of the neighbouring property (5 Park Way Close) by the existing fencing between the two sites and the angle of the building at No. 5 in relation to the boundary.

The attached property (7 Park Way Close) also has a rear extension across the full width of the building and of a similar depth to the proposed extension and there is a 1.8 metre high wooden fence between the two dwellings.

No windows are proposed in the side elevations of either extension. The windows proposed for the rear of both extensions will face out into the applicant's rear garden. There is a significant distance between the location

of these windows and the principal windows of dwellings at the rear (over 25 metres) and the view is also broken by the trellis fence on the boundary. It is therefore not considered that these extensions will have a detrimental effect on the privacy of adjoining properties.

Effect on the Dwelling/Site
The rear garden area of the property currently has a depth of approximately 8 metres. While this does not meet the required depth of 11 metres, these extensions will not result in a significant further reduction in garden depth or area.

The side extension will result in the loss of one parking space to the property. However, the existing driveway area is considered appropriate for providing an acceptable level of on site parking.

Recommendation

APPROVE for reason that: 1PPi

Conditions

1. C1Ci
2. C12Eii (amended)
   "The materials and finishes of the external walls and roof of the extensions hereby permitted shall, prior to the commencement of use of the extensions, be completed to match in colour and texture those of the lower storey of the existing building."
3. C18Eiv "... side walls of the extensions ..."

Case Officer:... [redacted] .....

Date:.....22/12/06.....

[redacted]
22/12