Expiry Date - 14/02/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/1063/11

Recommendation – Approve Application

Site: **12 Falcon Close Shoreham-By-Sea West Sussex BN43 5HN**

Proposal: **Ground and first floor side/front extension (including replacement garage)**

The Application

The application relates to a semi detached two storey dwelling within a cul-de-sac on Shoreham beach. The property as existing has been extended in 1991 (SU/62/91/TP/FP) with a single storey flat roof extension which incorporated the garage. The extension accommodates a double garage, entrance lobby, utility room and W.C.

Permission is sought to extend the dwelling at first floor above the existing flat roof extension and at ground floor to the side and front. The existing garage will be converted to habitable living space with a large open plan living room and dining space. The first floor addition is not as wide as the single storey section at 4.5 metres. It is 9.3 metres deep extending forward of the existing front elevation by 0.9 metres. It is 7.9 metres high to match the existing ridge. A hipped roof is proposed at first floor with a front gable extension.

The new ground floor extension is a continuation of the remainder of the existing flat roof extension to the side which infills the space up to the boundary. This will be of flat roof design 3 metres in height and will form the new garage. The maximum width of this part of the extension is 9.7 metres, maximum depth is 8.5 metres and this part of the extension will be 1.8 metres forward of the frontage of the house.

Consultations and Representations

Third Parties: - No third party representations have been received.

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.'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations to dwellings 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.

Supplementary Planning Guidance is contained in DC Standard No. 3 'Extensions and Alterations to Dwellings.' This states amongst other things that the most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and street scene generally.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development' Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be acceptable.

Visual Amenity

The cul-de-sac, Falcon Close has a relatively uniform style of properties with both bungalows and two storey houses all with gabled roofs. The proposed alterations and extensions will result in a building of contemporary style. The design features such as the front Juliette balcony and side zinc clad window projection are not replicated within the direct vicinity of the site and are considered to be out of keeping. These, combined with the gable to hip roof extension and front gable projection are all factors contributing to the unsympathetic nature of this proposal to both the character of the existing building and surrounding street scene.

It is questioned whether the proposed extensions represent overdevelopment of the site. However when consideration is given to the large width and area of the plot and the main bulk of the extension being limited to the two storey element it is felt that the proposal would not warrant refusal on this ground.

Amended plans have been received to address the above objections. The front gable extension has been removed and a full gable extension is proposed to continue the existing ridge line. The zinc clad window projection has been removed and although the front Juliette balcony still remains it is considered to be acceptable in the context of the new design. The extension as amended relates to the existing building in design, scale and appearance

and due to the positioning of the site in the corner of the cul-de-sac it will not appear overly prominent within the street scene.

Residential Amenity

It is not considered that the proposed extensions will have any adverse impact on the residential amenities of the occupiers of the adjacent dwellings. The main property to be affected is no. 13 to the west which abuts the site. The single storey element of the extension will be built up to the boundary. There is a minimum distance of 6.5 metres and 9.7 metres respectively between the single storey and two storey element of the extension and no. 13. The first floor side windows are also overlooking the rear garden area and not the neighbouring dwelling and this is considered to be at an acceptable distance.

Recommendation

APPROVE subject to:-

1. C1Ci
2. C12Ei 3. C18Civ
4. The development hereby permitted shall be carried out in accordance with the following approved plans: -
   Drawing no. 1105/SK02/a – received 8th February 2012
   Drawing no. 1105/SK06 – received 8th February 2012
   Drawing no. 1105/SK07/a – received 8th February 2012
   Drawing no. 1105/SK08/a – received 8th February 2012
   Drawing no. 1105/SK09/b – received 8th February 2012
   Drawing no. 1105/SK10/b – received 8th February 2012
   Drawing no. 1105/SK12/b – received 8th February 2012
   Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker Date 8th February 2012

PB 9/2