14/5/07

Development Control – Delegated Officer Report

Application Number: ADC/0151/07 **Recommendation –Permit Application**

Site: **Durhamside The Street Shoreham-by-Sea West Sussex**

Proposal: **Rooms in roof (with roof extension including part-hipped side gable and rear dormer with balustrade) and ground floor front and rear extensions and alterations (including garage)**

The Application

The site is located in north Shoreham within the built up area. It is a semi detached property within a street of detached and semi detached properties of various styles. Opposite the property is countryside which continues to the north.

The existing property has a front garden and driveway, a first floor flat roof extension was added in 1977 with brick pillars and a car port below. There is an existing pitched roof single garage to the rear of the property. Permission is sought to add a side extension to the property which will match in height the existing building and will be built up to the side boundary. Also proposed is an extension to link the existing garage to the house adding velux windows and french doors to the rear to provide a sitting room. A loft conversion is proposed with velux windows to the front and a flat roof dormer window to the rear, with a Juliet balcony and obscure glazed window which serve a master bedroom and ensuite.

Additional accommodation provided by the side extension includes a garage, W.C, extended kitchen and sitting room at ground floor, an extended bedroom at first floor and bedroom and ensuite in the roof space.

Consultations and Representations

Third Parties: -3 letters of objection have been received (2 received form the same objector) commenting on the following: -

- The roof line should be reduced in height as per 23 Erringham Road and set back from the front(photographs are included)

- The balcony of the loft conversion will over look the rear garden of adjacent properties, contrary to Policy AH7 of the Adur District Local Plan.

- Extensions should look like an addition not a continuation of the existing massing lines.

- The proposal will set a precedent and create a terraced feel which will result in a loss of character.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): 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 2004)

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 to dwellings should be designed so as not to result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The main properties to be affected in this case are the adjacent neighbouring properties, Linden, attached to the east and New House, the adjacent semi detached property to the west. Due to the fact that Linden is attached to the application site to the east this property will only be affected by the rear dormer which has an obscured glazed ensuite window and a Juliet balcony which serves a master bedroom. The main extensions will be screened by the existing building. Objections have been raised to the potential overlooking which this bedroom window may create however it is considered that the overlooking will not be such to warrant a refusal in this case. There are other dormer windows facing to the rear within the vicinity of the site which also overlook rear gardens. It is also considered that there will be no additional overlooking due to the existing first floor rear windows which currently over look rear garden areas.

New House to the west is a semi detached property and currently has no windows which serve habitable rooms which face onto the proposed extension which will be affected in this case, bathroom and landing windows face to the east. Therefore the proposed extensions, although coming closer to the neighbouring property, up to the boundary will not have any adverse impact in this case.

Character and Visual Amenity

The proposed extensions and alterations will be visible within the street scene, however it is considered that the extensions and alterations are appropriate and acceptable in this case and are not such to warrant a refusal in this case. Consideration must be given to the character and appearance of the existing building. As stated above there is as existing a flat roof first floor addition with a car port below which is considered to be detrimental to the character of the street. Its removal and replacement with the proposed extension is considered to be an improvement on the existing building and therefore will enhance the character and appearance of the existing building and street scene.

The extension will be built in line with the existing house to match the height, pitch of the roof and building line to the front. It will also be built up to the boundary of the site. Objections have been raised commenting on the bulk and massing of the extension, stating that the height of the extension should be reduced and the front 'stepped in' to reduce the dominance of the extension. It is however considered that when considering the application on its own merits as submitted and considering the appearance of the building as existing that the impact of the proposed extension is not such to warrant a refusal in this case and it does remain subservient in scale and size to the existing dwelling.

As mentioned the extension will be built up to the boundary of the site however space will still remain between the site and the neighbouring property which will avoid a terracing affect which would be detrimental to the street scene. An objection has been made on the grounds of this proposal setting a precedent for future similar development within this street, which could result in the spacing between properties being removed and increased bulk and massing of buildings. It is however not the case that all other properties could build up to the boundary as a result of this development. Each case is judged on its own merits and it is considered that this case is acceptable and leaves spacing between the dwellings however future applications may be viewed differently due to each site being different and considered on its own merits.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer..... Date... 8/5/09

Head of Planning and Community Pete Davies Date... 10.5.07

Chair of Planning Committee..... A. J. Mills ..... Date... 14/05/07