Expiry Date - 12/01/2011

Development Control – Delegated Officer Report

Application Number: ADC/0449/10 **Recommendation – Permit Application**

Site: **228 Harbour Way Shoreham-by-Sea West Sussex BN43 5HZ**

Proposal: **First-floor side and rear extension (over existing garage and single-storey rear extension)**

The Application

The application property is an end of terrace dwelling with a distinct mono pitched roof on the west side of Harbour Way. It is one of a number of similar dwellings in this part of Harbour Way. The dwelling has a flat-roofed L-shaped single storey rear extension and a separate application proposes to infill the 'L' across the rear with a day room extension (ADC/0448/10).

This application proposes a first side and rear extension, independent of the proposed single storey extension. It is to be constructed over the existing flat roofed garage and study at the north side of the dwelling and over part of a flat roofed extension at the rear. The extension, as originally submitted, was to be flat roofed at the side with the rear elevation continuing the distinct monopitch roof of the main dwelling. Following concerns at the design and its visual impact in the street, amended plans have been received removing the flat roof and continuing the existing roof slope down over the extension to form a single slope. The ground floor garage is to be extended forward by 1.3m. The extension will form two bedrooms, an ensuite and study area. Full length obscure glazed windows will serve the study on the north elevation and a Juliet balcony in front of bi-fold doors will serve one of the bedrooms at the rear.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

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'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It states that extensions and alterations 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. The proportion of the garden area taken up by a proposal should not be excessive.

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 accepted.

Visual amenity and character

The extension will be visible from the street but, as amended, it will read as a continuation of the existing building rather than the visually jarring flat roofed addition which was previously proposed. The extension will be clad in white shiplap boarding to match the other side of the building. It will be in line with the front of the two storey part of the house, rather than set back, but it is considered that this was necessary to enable a smooth continuation of the existing roof. To have set it back would have resulted in a visually odd break in the roofslope.

As the extension will continue the roofslope it will have a subsidiary appearance and is not considered to harm the character of the dwelling or the other similar dwellings in this part of the street. The extension forward of the garage and the proposed extension above will not be the forwardmost parts of the house as there is a ground floor extension with balcony across the full width of the existing dwelling.

Residential amenity

The extension will run along the side of the dwelling to a height of 5.5m at the eaves and 6.2m where it joins the existing roof. It will also project at the rear by 3.1m at first floor level.

To the north, No. 228a is a larger dwelling which is positioned some way forward of No.228 at an angle and has only an obscure glazed window in its side elevation. Due to the angle and separation between the dwellings of 6m at its closest point (with an access path inbetween) it is not considered that the proposed first floor extension will cause a significant loss of light or outlook for the occupiers of 228a. Full length windows are proposed on the north elevation but these will be obscure glazed.

To the south, No. 230 is a similar design to the application property but it has a rear two storey extension. The current proposal would stop 2.8m from the boundary, where there is an existing single storey extension which projects a further 3.2m into the garden, and, being to the north of No.230, will not cause a loss of light or outlook for those occupiers.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C18C3 (amended) The full height glazing in the north side elevation…..
4. This permission relates to the following approved amended plan date stamped received 31 January 2011:
   Drawing No. HW/2009/285/01 Rev. A (Proposed Plans and Elevations) and the Location Plan and Block Plan date stamped received 17 November 2010
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 2 February 2011