Development Control – Delegated Officer Report

Application Number: AWDM/0984/18 Recommendation – APPROVE

Site: 4 The Crescent, Southwick, BN42 4LA

Proposal: Two storey side extension (north), single storey rear extension (east), new porch to front (west). Extension of roof to form part gable plus rear dormer with Juliet balcony (east).

Date of site visit: 23.08.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is a two storey semi-detached dwelling situated on the east side of The Crescent. It is brick faced, and has an existing rear conservatory with a mono pitch plastic roof, and a front porch. There is a single skinned garage onto the boundary with no. 6.

No. 2 has a brick faced flat roof rear single storey extension, and no. 6 has a two storey, flat roof side extension, and a flat roof 'open' extension to act as a car port in front of the garage and a porch over the main entrance door. The street comprises predominantly two storey semi-detached dwellings, some have garages sited to the rear of the dwellings and others have garages more forward to be in line or a little behind the main front elevation. A few have two storey side extensions up to or very close to the side boundary.

Proposal:

The application seeks permission for various items:-

1. Hip to gable roof extension to the side (north) elevation, with a window to serve the stairs in the resultant north side elevation;
2. Rear flat roof dormer which together with the hip to gable extension will provide an en-suite bedroom. A window to the rear elevation (west) to serve the en-suite, and 2no. full length glazed doors with a Juliet balcony, to serve the bedroom. There will also be 2no. rooflights within the front roofslope to serve this room;
3. Two storey, hipped roof, side extension above a single storey mono pitch, 'L' shaped, side/front extension. The extension will have a garage on the ground floor, with a mono pitch canopy roof to the front of the garage linking to the

existing porch. The first floor section of this side extension will provide an enlargement of the existing bedroom no. 3. There will be 2no. rooflights within the side roofslope. The first floor section will be positioned 1m from the side boundary with no. 6 at the rear and approx. 1.3m distant at the front to the side boundary;

4. Single storey, flat roof rear (east) extension across the full width of the dwelling together with a wraparound section going up to the proposed two storey side extension (north). There will be a glazed lantern within the flat roof. Other windows in the ground floor extension will be a small window to serve the utility room, and a high level window to serve the kitchen, both in the side (north) elevation; and a window also to the kitchen area together with bifold glazed doors to serve a garden room on the rear (east) elevation.

Relevant Planning History: None

Representations: None received

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
National Planning Policy Framework (CLG 2018)
National Planning Practice Guidance

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual Amenity

The street is characterised by similar properties to the application site, and a few within The Crescent have a two storey or first floor side extension, (no.'s 16, 39. 41 and 55), but all the examples are single examples, i.e. the neighbouring properties have not undertaken the same form of development to the boundary.

At first site, the application site's proposal appears quite ambitious with the amount of development required on the house, but when looked at again, it can be seen that the proposal is in different sections, and does not result in unacceptable harm to either the character of the street or the neighbouring residential properties.

The hip to gable and rear dormer will not result in any material harm onto the street scene or the neighbouring property, particularly given that there are other examples of hip to gable extensions i.e. no. 9, 20 and 25, and there are other examples of rear dormers.

The rear extension would extend 5.4m out from the rear of the dwelling, and will be some 2m deeper than the adjoining neighbours' extension at no. 2; and 3m more than the current rear extension. However, using the 45 degree rule from the mid-point of the neighbouring window, the line just about touches the outside corner of the proposed extension, which thereby means that the extension will not have any

materially demonstrable effect onto the residential amenity of the neighbouring property at no. 2.

The side extension, as amended, leaves a minimum of a 1metre gap at the boundary to no.6, which will provide a visual gap at this point and will not create a terracing effect of the properties no.'s 2, 4, 6 and 8 The Crescent.

Residential Amenity

The properties that could be affected by the proposal are no.'s 2, 3 and 6 The Crescent, along with no.'s 2 and 4 Milton Drive.

No.'s 2 and 4 Milton Drive are located to the rear of the application site, but at some 40m distance, will not be adversely affected by the proposal.

No. 3 The Crescent is opposite the application site, and will be some 24m from the development, and thereby also will not be adversely affected by the proposal.

The direct neighbours no.'s 2 and 4 The Crescent could be affected by the proposal. As stated above, the 45 degree line was used on the proposal taken from the mid-point of the window/doors of no. 2, and the line just clipped the outside corner of the rear extension, and thereby it is considered that the rear extension will not result in material harm onto the existing amenities of no. 2.

No. 6 sides onto the proposed development, and they themselves have undertaken a two storey extension up to the boundary with no. 4, however the two storey element of the application proposal has been sited so as to be a minimum of 1m from the boundary and thereby the side elevation of no. 6, which will leave a visual gap and not overbear onto no.6. There are no windows in the side elevation of the extension at no. 6 and thereby the proposed extension will not result in overshadowing to that property.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No additional windows in side elevations

Informative

1. Approved following revision

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 21.09.2018

Authorised by: Peter Barnett Date: 24 September 2018