Expiry 17/05/07

Development Control – Delegated Officer Report

Application Number: ADC/0162/07 **Recommendation - Permit**

Site: **28 Saxons Shoreham-by-Sea West Sussex BN43 5JE**

Proposal: **Single-storey side/front extension (including new garage) and conversion of existing garage to home office**

The Application

The application site is located on the northern side of The Saxons. It contains a two storey detached dwelling with front and rear gable ends and a detached flat roof garage at the rear near the north east corner of the dwelling. There is a small porch with a pitched roof located at the entrance way on the front elevation. The rear garden of the property slopes uphill to the foot of a steep bank below the Shoreham by-pass. At the front of the dwelling, there is a hard stand area capable of parking two vehicles, with additional parking space along the east side of the building leading to the garage.

The applicant proposes to construct an extension to the dwelling stretching from the front wall of the front porch (the forward most part of the existing building) across the entire east side elevation to the rear wall of the building. This is proposed to be 2.75 metres wide (maximum) and has a height of 3.2 metres. There will be a false pitch on the front elevation. The extension will be used as a garage/store room at the front and a bathroom and utility room at the rear.

The applicant also proposes to convert the original flat roofed garage at the rear of the building into a home office which will involve the raising of the roof height by 200mm.

Since the original application was made, the applicant has submitted an amended plan with some minor alterations. These do not change the substance of the application but confirm that (a) the garage conversion will not have a gutter overhanging the neighbouring property; and (b) the false pitch on the front elevation will not overhang the neighbouring property.

The street is elevated and slopes downhill gradually to the west. The street scene is made up of a mix of detached and semi-detached dwellings with a number of small groups of the same style. The application site is one of a set of 4 dwellings (Nos. 26-29) of the same style set in a row at the north-east corner of the street. The neighbouring property to the east, No. 29, has been extended with a side garage and utility room adjacent to the front porch.

Consultations and Representations

Third Parties
A representation has been received from the resident of the neighbouring property to the east, 29 Saxons. This neighbour objects to the proposed front profile of the garage as this rises above the agreed level. The representation advised that the letter from the applicant's agent submitted with the application referred to approval having been given for the extension which was not true as no plans had been sited. A number of issues were raised with the originally submitted plans which had not been modified at the time of writing the representation.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7, AT12
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1, DEV4, DEV5

Planning Assessment

The Appearance
The general external appearance of the side extension is acceptable and in keeping with the existing dwelling. While the majority of the extension has a flat roof, the false pitch on the front elevation will allow a more sympathetic appearance to the main dwelling when viewed from the street.

The extension will be located right up to the side boundary and therefore does not maintain the one metre setback recommended by the DC standard. This reduces the space between the dwellings at Nos. 28 and 29 to only one metre which is noted by the standard to sometimes create a "terracing" effect which would destroy the special character of the area. The extension is also not set back from the main wall of the dwelling which is recommended by the standard to maintain a subordinate appearance.

In this case, the reduced set backs are not considered to have a significant adverse effect on the character of the street scene as the extension is single storey and stepped downhill from the neighbouring dwelling. Visual separation is still maintained between the two buildings and its scale means that it maintains a subordinate appearance to the main dwelling. While it is acknowledged that side extensions within this street are rare, the immediately neighbouring property of the same design (No. 29) has a side extension of a very similar scale and appearance, located against the east side boundary.

The converted garage is located at the rear of the property and will be completely screened from view by the side extension. The minor changes to external appearance are considered to be acceptable.

Effects on Neighbours
The resident of the neighbouring site immediately to the site has objected to the proposed front profile of the garage as it rises above the agreed level. It is not stated what the "agreed level" is.

As the street slopes downhill towards the west, the dwelling at No. 29 is located approximately 1.5 metres higher than the dwelling at No. 28. The roof of the garage is effectively at a height of 2 metres above the ground level of this site. At this scale, it is considered that the proposed extension will have an insignificant effect on the amenity of this site. It is also noted that the neighbouring dwelling does not contain any windows at all in the side elevation which could be affected by the presence of the extension.

Likewise, the garage conversion is located at a much lower level than the neighbouring site and, following the addition to the roof, will protrude only slightly above the existing boundary fence. This is not considered to adversely affect the residents of the neighbouring site.

Neither the extension nor the garage conversion is proposed to have any windows in the side elevation facing No. 29 which would have any effects in terms of loss of privacy.

Effects on the Site
The application results in the loss of the existing garage and the loss of parking space currently available along the side elevation of the dwelling. The application will result in the provision of a new garage but it is acknowledged in the application that the width (2.33 metres) is sufficient to park a vehicle in. However, two parking spaces will remain available on the existing hard stand at the front of the building. This amount of on site parking is appropriate for this dwelling and it is also noted that extra parking space is available directly in front of the site in a parking bay off the main carriageway of the road.

Recommendation

APPROVE for reason that :- 1PPi

Conditions
1. C1Ci
2. C14Ai ... 10 April 2007 ...
   Reason: For the avoidance of doubt.
3. C12Ei
4. C18Eiv ... east side wall of the side extension or home office ...

Case Officer: .....

Date: 20/04/07

26/4