Application Number: ADC/0168/07 Recommendation – APPROVE

Site: 6 Southdown Road, Shoreham-by-Sea

Proposal: Two-storey side extension (with balcony) and single-storey rear extension to dental practice and first-floor flat

The Application

The site is located on the eastern side of Southdown Road and comprises the southern half of a pair of semi-detached Victorian houses. The building has three floors and is used as a dental practice (containing two surgeries) on the ground floor and a three-bedroom maisonette flat on the upper floors. Distinctive design features of the building include front bay windows on all levels with a gabled roof, a rear first floor conservatory and a protruding bay window in the rear roof space leading out onto a small balcony. There is an existing vehicular access from Southdown Road with a driveway leading to a single flat-roofed brick garage. Beyond this, there is a rear garden approximately 30 metres in length, with access from a rear access track.

The applicant proposes to remove the existing garage and construct a two-storey extension to the south-east of the building and a single-storey extension at the rear. The two-storey extension would have a hipped roof to match that of the existing building and the single-storey extension a flat roof. The extension to the ground floor area will accommodate an additional dental surgery and enlarged administrative facilities, while the extension to the flat will create a larger kitchen. French doors are proposed from the kitchen onto the roof of the single-storey rear extension which would serve as a balcony with cast iron balustrade. The existing balcony on the second floor will be retained.

The applicant originally proposed that the first floor balcony would cover the entire roof of the rear extension and did not propose any screening to reduce overlooking of neighbouring properties. The applicant has since amended the plan to narrow the width of the balcony and to provide screening on both sides.

The amended plan submitted has also proposed the formation of 3 on-site parking spaces at the front of the building.

The site was subject to two planning applications in 2006, both to convert the surgery and maisonette into three flats and to erect two townhouses at the rear (ADC/0084/06 and ADC/0196/06). The first application was refused on the grounds that the design did not relate sympathetically to the existing building and Conservation Area, the size resulted in unacceptable effects on the residential amenity of neighbours and there was inadequate parking provision. The second application was also refused, by the committee, on the

grounds that it was overdevelopment of the site and out of character with the locality and there was inadequate parking and manoeuvring space on site.

The site is located in a predominantly residential area. The road is relatively narrow and tree lined on both sides. To the north, on the eastern side of the road, are large detached and semi-detached dwellings of a similar era as the application building and containing similar features but of a range of overall designs. On the western side of the road, are a row of semi-detached buildings of mixed design nearest the site and a row of more uniform terraced dwellings further to the north. Neighbouring the site to the south is a newly-built 2-3 storey complex of sheltered flats ('St Paul's Lodge'), a with a large communal rear garden.

Consultations and Representations

County Transport Planning Services: No objection subject to the imposition of conditions requiring provision for cycle parking and contractor's vehicles and materials to be clear of the highway during construction.

County Planning Services: The Conservation architect comments that the side extension is acceptable and recommends that the balcony screen is made of toughened glass and acid etched.

Director of Services: The Environmental Health Officer has no objections.

Third Parties: 9 letters of objection have been received from the residents of 24 Southdown Road and Flats 1, 6, 25, 29, 31, 40, 41 and 43 of the neighbouring St Pauls Lodge. The issues raised are:-

- Design of the extension needs to blend with the existing building;
- Obstruction of views and sunlight into the rear garden of the neighbouring flats;
- The balconies will overlook and reduce privacy to the flats and their rear garden;
- More traffic congestion around the site;
- Greater car parking problems on an already congested road;
- No access for emergency vehicles to the rear;
- High density inappropriate for existing character of Conservation Area;
- Southdown Road does no require any further commercial activity;
- Noise and disturbance during building works;
- Similar planning applications for the site have been rejected;
- Possible future flat conversion; and
- Further burden to gas, electricity and water infrastructure.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, NE11, CH1, CH4, DEV1, DEV4-5

Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AB3-4, AB6, AT12, AH7, ACS4 and Appendix 11 'Supplementary Planning Guidance' including:- .
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Development Plan – Submission Core Strategy 2006-26 (ADC 2007): R1, E2, STC1, STC3, CI1, T3-4, ENV10
PPS1 "Delivering Sustainable Development" (ODPM 2004)
PPG13 "Transport" (DTLR 2001)
PPG15 "Planning and the Historic Environment" (DoE 1994)

Planning Assessment

Policies

In accordance with Local Plan Policy AG1, development is normally permitted within the built up area subject to other policies in the Local Plan and to it not detracting from the existing local urban environment. Structure Plan Policy DEV 1 requires that development should not be permitted unless the construction, layout, scale, appearance and landscaping are of high quality taking into the account the need to integrate with and enhance adjoining land uses and minimise potential conflicts.

The site is located in the Shoreham-by-Sea Conservation Area. There is a statutory duty to have regard to the desirability of preserving or enhancing these areas. Local Plan Policies AB3-4 and AB6, Structure Plan Policies CH1 and CH4 and Core Strategy Policy ENV10 aim to preserve and enhance historical and architectural qualities while allowing sympathetic new development and redevelopment. This is so that Conservation Areas remain alive and prosperous whilst retaining the special features and character which make them worthy of designation.

Policies ACS4 of the Local Plan, NE11 of the Structure Plan and CI1 of the Core Strategy relate to the provision of community and health facilities and encourage the provision of these where the effects on the amenity of surrounding dwellings is judged to be acceptable and on-site parking and access are provided for adequately.

Policy AT12 of the Local Plan requires that development should be located, designed and carried out so that it would have safe and adequate access to the road network, cater adequately for any vehicular traffic it would generate, not worsen highway conditions for existing users and include provision for parking in accordance with Council's parking standards. Policies DEV4-5 of the Structure Plan require developments to provide a compatible level of on site parking but also to provide access to alternative and sustainable means of transport to reduce motorised journeys.

Expansion of dental surgery use

The use of the building as a dental practice and single residential maisonette is well established on the site. The extensions will result in the provision of an

additional surgery room which will result in an increase in persons visiting the site. However, as the activity is located entirely within the building and takes place during normal working hours, it is not considered that this will result in a significant disturbance to neighbours. The extra parking spaces proposed will accommodate any extra visitors. The capacity of the maisonette will not be increased by the extensions.

Design and appearance

The proposed side extension is acceptable in principle within this Conservation Area streetscene. There is an existing (and much more prominent) side extension on the attached dwelling (No.8) which was approved under SU/72/94. This extension was noted to have a simple form which drew little attention away from the original dwellinghouse and the effects on the Conservation Area were considered to be acceptable.

The Conservation architect has commented that the proposed two storey side extension is acceptable in its design. It will be located towards the rear of the building where the existing building 'steps in' by 2.3 metres. The extension will fill this space and will project out from the side of the existing building by a further 1.8 metres. While it will be visible from the street, due to its position and width it is not considered to constitute a prominent feature detrimental to the appearance of the Conservation Area or to result in an appearance of "high density" development.

The extension has been designed to be in keeping with the main dwelling, having a hipped roof, matching materials and similar proportions. It is consistent with the design guidance in DC Standard No. 3, being set back from the main front wall, set back from the boundary and set down from the main ridgeline. The width is not considered to result in a disproportionate appearance due to the significant height of the building and the side extension on the semi-detached pair.

The rear extension is a standard flat roof extension of a small scale, well screened from public or neighbouring views. The balcony proposed will have cast iron railings. Advice was sought from the Conservation Officer as to what type of side screening might be appropriate and he advised that a visually acceptable type is toughened glass, acid etched. This is consistent with the appearance of the screening on the balcony of the flats next door.

Residential amenity

The main issue with respect to residential amenity is overlooking of the neighbouring sites from the proposed balcony. Overlooking is already possible from the second floor balcony. Consequently, it is not considered that the proposed additional balcony can be resisted in principle. However, amendment has been sought to lessen its effect. The first floor balcony was originally proposed to cover the entire roof of the single-storey rear extension (an area of 13sqm). Due to the proximity of the balcony to the boundary with the attached dwelling and the size and orientation providing an unrestricted

view across to the rear garden of the neighbouring flats, the overlooking effects of the two properties from this balcony were considered to be significant. The applicant was requested to reduce the width of the balcony and to provide screening on each side to ensure that the view for users of the balcony would generally be directly down the rear garden of the application site. The applicant agreed to make these changes and amended plans have been submitted.

Through narrowing the balcony and providing the screening on all sides, it is considered that any overlooking of the rear gardens will be reduced to an acceptable degree. This will be consistent with the approach taken on the neighbouring flats which have existing first floor balconies with side screening.

The extensions are not considered to result in other significant amenity effects to the neighbouring properties. The two storey extension is separated from the neighbouring flats by a gap of over 5 metres, is adjacent to the side elevation with no principal windows and does not project beyond the rear wall of that building. This will not result in a loss of light or reduced outlook to these neighbours.

The attached dwelling is unlikely to experience any additional effects from the construction of the rear extension. The extension is single storey only and projects out from the rear of the existing building by only 1.5 metres. An existing storage shed between the extension and the boundary with the attached dwelling will be retained and there is also a solid 3 metre high flint wall between the two dwellings.

Access and parking

Most of the representations received related to lack of sufficient parking provision on the site and the pressure this would put on the on-street parking situation on Southdown Road.

Southdown Road is a relatively narrow road and is partly reduced to a single file carriageway due to on-street parking. The application site has a well constructed and established vehicular crossover and a long driveway which can accommodate 4 cars. The amended plan shows that the applicant intends to convert the front garden area to create 3 parking bays which will accommodate any additional traffic created by the extended dental surgery and reduce on street parking pressure.

WSCC have no objection to the proposal, noting that the site is very close to Shoreham town centre and highly accessible by a choice of transport modes. A condition requiring provision for secure and covered cycle parking is recommended. Due to the potential traffic hazard, a further condition is recommended requiring that contractor's vehicles and materials are stored clear of the public highway during the construction period.

Recommendation

Subject to correction of errors above

APPROVE for reason that :-

The enlarged dental surgery would provide a valuable community service and the proposed development would not detract from the character of the Conservation Area or result in unacceptable detriment to the amenities of neighbouring properties or highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AB3, AB4, AB6, AT12, AH7 and ACS4); the West Sussex Structure Plan (LOC1, NE11, CH1, CH4, DEV1 and DEV4-5) and the Adur Development Plan Submission Core Strategy (R1, E2, STC1, STC3, CI1, T3-4, ENV10)

Subject to:-

1. C1Ci (Standard time limit)
2. C14Aii (Permission relates to amended plans received 18 May 2007)
3. C12Ei (External materials to match existing)
4. C18Eiv (No windows to be formed in the side wall of the extension without planning permission)
5. The use of the extensions hereby permitted shall not be commenced until provision has been made for covered and secure cycle storage facilities on site and such provision shall thereafter only be used for parking of cycles incidental to the use of the site.
6. C9N (Temporary provision for contractor's vehicles, materials etc on site)
7. There shall be no use of the proposed first-floor rear balcony until side screening to a minimum height of 1.8 metres constructed of toughened glass with acid etching has been installed as shown on the approved plan and it shall thereafter be retained permanently.

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