Application Number: ADC/0168/08 **Recommendation - APPROVE**

Site: **129 Old Shoreham Road, Shoreham-by-Sea BN43 5TF**

Proposal: **First-floor rear extension to bathroom**

The Application

The application site is an end-of-terrace house located on the south/west side of Old Shoreham Road. The property has a large extension and conservatory across the rear elevation and backs onto the path along the former railway embankment adjoining the River Adur. To the north are the other houses in the terrace, several of which have rear extensions, whilst to the south is a detached house (No.127) which has a garage on its north side.

This application seeks permission to erect a first-floor extension on the south side of the rear elevation. The side of this extension will be contiguous with the main southern flank wall of the house. It will project 1.9 metres to the rear with a width also of 1.9 metres. It will enlarge the bathroom and will be flat-roofed with a rear-facing window.

Consultations and Representations

Third Parties: 2 letters of objection have been received.

The resident of No.131 Old Shoreham Road objects on the basis that the extension would affect the structure of her property.

The residents of No.127 Old Shoreham Road have objected on grounds that:-

- The first floor addition will be out of keeping with the other houses in the terrace and consequently against the council's planning policy. It will also be a highly visible anomaly from the towpath to the rear.
- The extension will abut their boundary with the need for increased footings that could damage their drainage.
- The extension will be overbearing and will block natural light to their rear patio, bathroom and dining area.
- It would cause loss of property value.

[NB. the resident of No.127 Old Shoreham Road has requested to speak at the committee meeting]

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): 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

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 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. DC standard No.3 'Extensions and Alterations to Dwellings' states that two storey extensions that are within 1 metre of a side boundary with an attached dwelling should normally be no deeper than 2 metres to avoid adversely affecting their amenity. Extensions abutting a boundary with an attached dwelling will not normally be permitted.

Visual amenity

The extension is to be sited off the rear elevation, above an existing ground floor extension. It will follow the flank wall of the end-of-terrace house to a depth of 1.9 metres beyond the main rear elevation and will have a flat roof above. Ordinarily a pitched roof would be preferable on a first floor extension but, given the small size of the proposal, a flat roof is considered acceptable in this instance.
Although there are no other first floor extensions to the rear of the properties along this section of Old Shoreham Road, this modest scheme would not appear excessively incongruous within the locality given the variety of ground floor extensions that have been erected. The extension will not be clearly visible from the recently upgraded public path to the rear due to the dense growth of trees and natural hedging that form the edge of the raised embankment bounding the site.

Residential amenity

The main concern is the impact this proposal will have on the amenities of the neighbouring property to the south east at No.127. This property is a detached house that follows the same building lines as the adjacent terraces. It has a single garage joining the house to the applicant's property at ground floor level only that is recessed from the rear building line. Although the site plan indicates a rear extension to No.127, this has long since been removed. As stated, the extension will project 1.9 metres beyond the main rear building line. It is considered that the combination of this depth and the 1.8 metre separation from the house at No.127 is sufficient to avoid any significant adverse effect on the rear windows of No.127 or the residential amenities

generally. The outlook from No.127 is rearwards, to the south west, with an aspect that will not be materially affected. The proposed extension would only be visible at the most acute angle and not encroach on the 45 degree 'rule of thumb' that guides acceptable outlook.

The proposal will not cause any windows to be in a recess. There is a first floor landing window at the side of No.127 that faces the flank wall of the applicant's house. It is acknowledge that the amount of light reaching this window would be affected but, as it does not serve a habitable room, it is not considered that the effect on living conditions would be so adverse as to justify refusal.

The owners of No.127 and No.131 are concerned at the impact the footings may have on their drainage and convenience. This is partly a Building Regulations matter and partly a civil matter that is not relevant to the planning decision. The neighbour's concern that this proposal will result in a loss of property value is also not a material planning consideration.

It is therefore concluded that the modest size of this proposal will not create a significant feature that would be detrimental to the appearance of the locality. Neither will it significantly impact on the amenities of neighbouring dwellings. It therefore is considered to meet the requirements of policies DEV1 and AH7.

Recommendation

APPROVE for reason that:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7) and the West Sussex Structure Plan (LOC1, DEV1).

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing)
3. C18Eiv (No windows in the south side of extension)

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