Development Control – Delegated Officer Report

Application Number: AWDM/0985/15 Recommendation – APPROVE

Site: 15 Downland Close Southwick Brighton West Sussex

Proposal: Part two-storey and part single-storey extensions to north-west (rear) and north-east (side) elevations (re-submission of AWDM/0570/15).

Date of site visit: 30.04.2015 (AWDM/0570/15 and subsequent site meeting)

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a 1930's semi-detached house occupying a wedge-shaped plot located at the head of a cul-de-sac made up of similar dwellings within a residential suburb of Southwick. The surrounding land slopes down from north to south. The property has been enlarged by a rear conservatory and a modest porch structure on the north-east side. There is a detached garage beyond the north-east corner of the dwelling set back into the garden. The original plot depth has been foreshortened through the sale of the rear part of the garden to the adjoining neighbour.

Proposal

Permission is south for a part single/part 2-storey rear extension wrapping round to the side. It would replace the existing rear conservatory and porch.

The single-storey rear element would adjoin the boundary with the attached house, No.11 and would project 4.3m deep with a flat roof 2.9m high. The drawings show a roof lantern (maximum height 3.4m) centrally positioned on the flat roof. The proposed 2-storey element would project 3.1m to the north-east side of the house, set back 3.2m from the main front elevation. It would project beyond the rear by 3m, sited some 4.4m from the boundary with No.11. The roof would be pitched and hipped with an L-shaped ridge 7.3m high (1.3m below the main roof ridge). The external finishes would consist of brick elevations and tiled roof to match the existing house. The submitted drawings show the existing detached garage would be retained (although vehicular access to it would be obstructed by the siting of the proposed extension).

Relevant Planning History

Planning permission was granted in 2004 for a 2-storey side/rear extension but not implemented (SW/30/04/TP).

Consultations: None undertaken.

Representations: 1 letter of support has been received from the attached neighbour at No.11.

Relevant Planning Policies

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' National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house.

Visual amenity

The proposed extension has been designed to complement the style and appearance of the existing dwelling and would appear as a subordinate element by virtue of its siting set back from the front elevation and lower roof height. The windows proportions and external finishes would harmonise with those of the existing house. A minimum gap of 1m would be retained between the nearest corner of the 2-storey element and the angled side boundary with No.17 to the east. The front of the proposed extension will be set back a similar distance from the main front elevation as the single-storey side extension that has recently been added to No.17 (located on higher ground) thereby avoiding an overly cramped appearance in streetscene terms.

Residential amenity

The properties affected by the proposals are the attached house, No.11 and the neighbouring house to the east, No.17.

No.11 has been enlarged by a modest rear conservatory roughly to the same depth as that existing at No.15 (approximately 2m). A determination was made in May 2015 that Prior Approval was not required for a single-storey rear extension to the property measuring some 4.04m deep (AWDM/0482/15 refers). A further application for Prior Approval for a single storey rear extension measuring 4.3m deep is currently pending (AWDM/1156/15).

Some concern has been expressed to the applicant regarding the potentially overbearing impact of the proposed single-storey rear element of the proposals on the outlook of No.11 owing to its depth. However, on balance, having regard to the neighbour's own development plans and representation made in support of the current application it is considered the harm would not be so severe as to justify refusal. The first-floor element is sited sufficient distant from the nearest first-floor window in the rear of No.11 to avoid any overbearing impact. In terms of potential overlooking, there are no windows

proposed in the south-west flank of the single storey element or the first-floor element and this can be secured as a condition of planning permission.

The front of No.17 is sited roughly at a 45º angle to No.15 on higher ground. The curtilage of No.17 wraps round to the rear of No.15 forming an enlarged rear garden area. The main dwelling has recently been enlarged by a single-storey side extension with a part tiled, part flat roof (AWDM/0118/13). The siting of the extension follows the angled alignment of the site boundary with a narrow gap of 0.6m between. Three windows in the outer west flank elevation of the extension serve a WC, utility room and en-suite bathroom and a condition of planning permission requires them to be obscurely-glazed. Two first-floor windows in the west flank of the original house apparently serve a bathroom.

Despite its 2-storey scale, the set-back position of the proposed 2-storey extension, combined with its siting on slightly lower ground, would avoid creating an oppressive sense of enclosure. Bearing in mind that the windows in the flank of No.17 serve non-habitable accommodation, although the 'bulk' of the extension would have some impact on the receipt of daylight and sunlight the effect would not be so severe as to justify refusal. Only one ground-floor window is proposed in the north-east side of the proposed extension (serving a utility room) and this can reasonably be required to be obscurely-glazed in view of its juxtaposition with the neighbour's extension.

French doors (with a Juliette balcony) are proposed at first-floor serving the main bedroom in the north-west rear elevation of the 2-storey element. The French doors would enable views toward the rear garden and the 'wrap around' element of the neighbour's garden beyond. There would be a distance of approximately 11m between the French doors and the rear site boundary which would facilitate overlooking of the neighbour's garden at closer quarters than currently exists. However, most gardens are overlooked to some degree in this suburban environment and it is considered the effect would not be so intrusive as to cause an unacceptable loss of privacy.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Materials to match
4. Window in north-east side elevation to be obscure
5. No additional windows in north east or south-west side elevations

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Jo Morin Date: 24.08.2015
Authorised by: Date: 24 August 2015