expires 30/10

Development Control – Delegated Officer Report

Application Number: ADC/0441/08 **Recommendation - Application Permitted**

Site: **4 Ravensbourne Avenue Shoreham-by-Sea West Sussex BN43 6AB**

Proposal: **Single and two-storey front, north side and rear extensions**

The Application

The application property is a two storey detached dwelling on the eastern side of Ravensbourne Avenue. The front elevation consists of a two storey gable with a catslide roof adjacent with a dormer in the roofslope. The rear of the dwelling has a chalet-style roofslope with two dormers and a ground floor rear extension. There is a detached garage at the rear of the house, at the end of a side driveway.

It is proposed to demolish the existing garage and to construct a new integral garage at the front /side of the dwelling which will project 1.8m forward of the existing front gable and will incorporate part of the existing study. The existing front door is to be blocked up and a relocated study formed behind. A new entrance is to be formed at the side of the dwelling within a proposed single storey side extension which will run the full depth of the dwelling and wrap around the rear to join with the existing extension. The side extension will include a part two storey element towards the rear of the house.

At the rear the catslide roof is to be built up to form a two storey extension with eaves at the same height as the main house and a double pitched roof with central valley.

The proposal will result in an additional bedroom and enlarged lounge, dining room and kitchen facilities.

Consultations and Representations

Consultations/Comments

None

Third Parties

1 letter received from the occupier of 7 Ravensbourne Avenue stating no objection

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.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity

The front garage extension will project forward beyond the building line of the existing dwelling and no.6 to the north but it will still be behind the front of no.2 to the south. In view of there not being an established building line for these three properties (which form a stand alone group in the street) the principle of extending forward at ground floor level is therefore considered to be acceptable on this occasion as it will not unduly harm the character or appearance of the street scene.

The other additions are towards the rear of the dwelling and will not have a significant impact in the street.

Residential amenity

The neighbouring dwelling to the north, no.6 Ravensbourne Avenue, is at a slightly higher level than the site and is currently separated by the driveways to both properties, resulting in a distance of 6.5m between them. The side extension will come to within 1.2m of the boundary but the majority is single storey only and will be partly screened by the existing boundary fence.

The eaves of the proposed two storey extension will sit below the main eaves and it is to be set below the main ridge by almost 1m. At 3.5m depth, it is a narrow addition which it is not considered will have an adverse effect on light or outlook to the side windows of no.6, which will be just less than 5m from the extension.

At the rear, the roof extension to form a full two storey will add bulk to the building and result in three windows facing the rear of 10 Ravensbourne Close to the east. That property is perpendicular to the site and the boundary is only 7.5m from the rear elevation of the application property. However, there are already dormer windows in the rear roofslope of no.6 which face 10 Ravensbourne Close and it is not considered that this proposal will result in any significant worsening of the present level of overlooking. While there is an additional window proposed, the middle opening is to serve a bathroom and can be conditioned to be obscure glazed.

The extension will not bring the properties closer together at ground floor level and the small garden area is therefore not being diminished further.

The first floor extension will project between 1-2m from the existing roofslope and it is not considered that it will adversely affect the light or outlook for adjoining properties, particularly as its massing is reduced by having a full hip on the roof. It will be 6.5m from the side of no.6 Ravensbourne Avenue.

The proposal is considered to be acceptable in terms of its effect on residential amenity.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci
2. C12Eii
3. C18Eii north side wall of the extension
4. C18Ci amended window in the rear elevation (shown as serving a bathroom) shall

Case Officer..... Date...1/10/08