Expiry Date - 12/07/2010

Development Control – Delegated Officer Report

Application Number: ADC/0176/10 **Recommendation – Permit Application**

Site: **77 Greenways Crescent Shoreham-by-Sea West Sussex BN43 6HR**

Proposal: **Part two-storey/part single-storey rear extension, first-floor side extension, rear dormer, and front porch**

The Application

The application property is an end of terrace hip-roofed dwelling located on a bend in the north west corner of Greenways Crescent. The dwelling has a flat roofed single storey extension at the side and a lean-to conservatory at the rear. There is a detached garage in the rear garden and the garden itself is relatively large in comparison with its neighbours. An application to construct a bungalow in the rear garden was withdrawn at the end of last year (ADC/0406/09).

Earlier this year an application for a two storey rear extension, first floor side extension, roof extension and rear dormer was withdrawn as a result of objections from the Planning Officer over its size and impact on neighbours (ADC/0079/10).

This application has reduced the scale of the proposal and now seeks consent for a first floor side and rear extension at the southern end of the house only, with a single storey rear extension adjacent to the boundary with the attached neighbour, a rear dormer and front porch. The two storey extension will project from the rear of the building by 3.8m.

Consultations and Representations

Consultations/Comments

None

Third Parties

1 letter received from the occupier of 75 Greenways Crescent who has objected to the application on the following grounds:

- The first floor side extension will affect privacy to 3rd bedroom of No.75 and would block light to bedroom and bathroom.

The proposed dormer will be smaller than the dormer at the rear of No. 81 and will not dominate the roof as extended. While close to the ridge, it is considered to be acceptable in visual terms and is unlikely to be seen from the street.

Residential amenity

There has been an objection from the neighbour to the south (No.75). That property is separated from No.77 by a shared driveway approximately 2m wide at its closest point. It has several ground and first floor windows on the side elevation, which serve rooms including a third bedroom and bathroom at first floor. These windows face towards the side of No.77 already and that dwelling will be brought closer at first floor level as a result of this proposal. However, the extension will be to the north of No.75 and will not cause a loss of sunlight, while the orientation of No.77 in relation to No.75 is such that it will not cause a significant loss of daylight, with the bulk of the extension angling away from No.75. The angle will also help to remove the bulk of the extension from the boundary with No.75, thereby minimising any increased sense of enclosure or overbearing impact.

The concerns of the occupier of No.75 with regard to the potential blocking of the shared driveway is a civil matter only and has no bearing on the consideration of the merits of the planning application. There may be some disruption during construction but this will be short term and should have no permanent impact.

To the north, the impact on the occupier of No.79 has been significantly reduced by the removal of the two storey extension which previously sat immediately on the boundary. The current plans show a single storey extension to replace the existing conservatory, projecting 3.8m from the rear wall of the original house. While slightly deeper than the 3.5m usually considered as acceptable, No.79 has a single storey extension located on the boundary of a similar depth to that now proposed and, consequently, no loss of light or outlook will occur. The two storey extension will be some 5.5m from the boundary and will not cause any loss of amenity.

Recommendation

APPROVE for reason that:-

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Subject to:

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