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 An application to construct a bungalow in the rear garden was withdrawn at the end of last year (ADC/0406/09).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year an application for a two storey rear extension, first floor side extension, roof extension and rear dormer was withdrawn as a result of objections from the Planning Officer over its size and impact on neighbours (ADC/0079/10).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.

- Will set a precedent for further similar extensions to the detriment of Greenways Crescent
- Building work will obstruct right of access over shared driveway, leading to increased car parking on already congested street

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): 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

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. The proportion of the garden area taken up by a proposal should not be excessive.

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 and character

The proposed extensions are quite large but their overall visual impact is reduced by the position and angle of the dwelling in relation to the road. No.77 is set back from the road by about 10m and is angled so that the side of the dwelling is not readily visible from the street. Consequently, much of the first floor side extension will not be unduly prominent. It will have a hipped roof to maintain the existing roof form and the ridge has been set down slightly.

At the rear the reduced scale of the proposals ensures that the extension will not have an overly dominant effect on the character of the existing dwelling. The visual relationship between the proposed dormer and the roof of the rear extension is an improvement on the previous scheme.

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:-

1PPi

Subject to:

1. C1Ci

2. C12Ei
3. C18Eii north and south walls
4. C18Civ (amended) The first floor windows in the south side elevation shall.... prior to their installation
5. The development hereby permitted shall be carried out in accordance with the following approved plans, date stamped received 17 May 2010:
   Drawing No. RFA09/124/OS (Location and Block Plan)
   Drawing No. RFA09/124/11A (Proposed Floor Plans and Elevations)
   Drawing No.RFA09/124/12A (Proposed Second Floor Plan)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 21 June 2010

[redacted]

Planning Services Manager..... Date..21/6/10

Chair of Planning Committee [redacted] Date 21/06/10