EXPIRES 25/9

Development Control – Delegated Officer Report

Application Number: ADC/0457/07 **Recommendation – Refuse Application**

Site: **269 Old Shoreham Road Southwick West Sussex BN42 4LP**

Proposal: **Proposed 2 storey side extension and conversion of the building into a ground floor flat and a first/second floor maisonette**

The Application

The application site contains the western half of a semi-detached double storey dwelling with brick elevations, a tiled roof with a full gable end, an attached single garage, a long rear garden with a sizeable outbuilding at the end and a hard stand area in front of the building. The property is located on the northern side of Old Shoreham Road, Southwick.

The property has a substantial amount of recent development history. In late 2006 the roof space of the dwelling was converted to provide additional living space under Permitted Development Rights.

In February 2007 Council refused an application for a first floor side extension (above a garage converted to a room) and a single storey rear and side extension. The reasons for that refusal related to the unbalanced appearance of the extension, its impact on the streetscene and inadequate parking provision (ADC/0486/06). An appeal on that decision is currently before the Planning Inspectorate (APP/Y3805/A/07/2038462/WF).

In April 2007, Planning Approval was granted to a separate proposal incorporating portion of the previous application, being simply the ground floor side and rear extension (ADC/109/07).

Slightly earlier in March 2007, retrospective Building Regulations Approval was granted by Council's Building Department to an outhouse located at the end of the garden (ABC/0529/07). Upon a subsequent inspection undertaken in August 2007 it was noted that the outbuilding is being used for temporary accommodation. Enforcement action to remedy this situation is currently underway.

The current application proposes:

- Conversion of the garage into a bedroom and entry hall;
- Expansion of the ground floor extension to fill in the gap between the garage and the extension approved in April 2007;
- Erection of a first floor side extension above the converted garage and ground floor extension; &
- Conversion of the expanded building into 1 x 3 bed flat and 1 x 4 bed maisonette.

The street scene contains a mix of semi detached and terrace style development built on 2-3 levels and located in a row set back from the road by approximately 6 metres. There area number of rear extensions evident, including on the attached property No.271 Old Shoreham Road, but few visible side extensions.

A notable difference between this building and others in the area is the full gable end of the structure, which varies from the hip or dutch gable ends that are typical for the housing stock along this stretch of Old Shoreham Road.

Consultations and Representations

Consultees

West Sussex County Council Highways Department have recommended refusal to the application, citing inadequate parking arrangements for the proposed intensification of development.

Essentially they are concerned with the safety aspect of the initial proposal which proposed 3 car bays sitting on the hardstand at right angles to the highway immediately in front of the dwelling, due to it requiring the cars to back out onto Old Shoreham Road (a high speed and high volume highway) prior to continuing on in a forward gear.

With respect to the alternative arrangement whereby 2 car bays are aligned to the highway with turning space within the property that would allow vehicles to enter the highway in a forward gear, they do not consider the number of bays to adequately cater for the size of the dwellings proposed by this application (2 x dwellings with a combined total of 7 x bedrooms). This concern is further exacerbated by the lack of any on-street parking available in the area.

The Environmental Agency and Council's Environmental Health Branch have both advised of no objection to the proposal.

Third Parties

Council has also received representation from the owner of the property adjacent to the side extension, being 267 Old Shoreham Road. The owners have objected to certain aspects of the proposal including:

- The first floor extension, on the basis of a potential loss of light and privacy, most notably into their adjoining rear patio;
- Conversion of the building into flats, given the potential for increased noise, disturbance and loss of privacy. In particular they comment that flat development is out of character with the area which is predominantly single family dwellings; &
- Ongoing use of the rear outhouse as temporary accommodation.

Whilst no representation has been received on this application from the owner of the other adjacent property No. 271 Old Shoreham Road, in February 2007 they lodged an objection to the previous application concerned that the works were a precursor to flat development which would result in an intensification of noise disturbance within their half of the attached building.

Relevant Planning Policies and Guidance

West Sussex Structure Plan:	LOC 1	(Locational Strategy)
	DEV 1	(High Quality Development)
	DEV 4	(Travel Needs & Choices)
	DEV 5	(Parking Provision)

Adur District Local Plan:	AG 1	(General)
	AH 7	(Extensions & Alterations for Householders)
	AT 12	(Access, Servicing & Parking Requirements)

Development Control Standard No.3: Extensions & Alterations to Dwellings

Planning Assessment:

Effects on Neighbours

Despite the size of the extension, given that a significant gap (approximately 4m) is being maintained between the side elevation of the proposed extension and the building at 267 Old Shoreham Road, and the first floor extension appears to be roughly in line with the double storey portion of No.267, it is unlikely that the extension will have a significant effect on the outlook and access to daylight for that dwelling or its rear patio.

In terms of privacy the application actually results in a reduction in the number of windows in the western side elevation of the dwelling at first floor level and above (from 2 down to 1). In any event, a standard condition requiring that the window be fixed and utilise opaque glass would satisfactorily ensure that the privacy of adjoining No.267 is suitably respected.

With respect to noise, division of the building into 2 dwellings may result in some level of increase however it is unlikely to be such that would warrant refusal of the current application. As for use of the outbuilding at the rear of the garden, as noted above, enforcement action is underway to rectify this unlawful situation.

The Appearance

The current appearance of the pair of semi-detached dwellings is somewhat unbalanced given that there is a full gable on the western end and a hipped roof on the eastern end of the building. The proposed side extension will further exacerbate this inconsistent appearance. The proposal involves the creation of extra width along the front elevation and there is a noticeable 'step down' between the roof line of the original roof line and that of the extension when viewed from the street.

As noted above, there are very few dwellings with side extensions in the street. A first floor side extension was permitted at No.302 (SW/34/03) but in that case, the overall bulk of the extension was much less imposing. The first floor extension was set back towards the rear of the side elevation with a single storey extension near the front and the roof lines were designed so that they appear as a continuation of the original roof line being both sympathetic to the character of the dwelling as well as those development it.

As such, it is considered that the size and appearance of the proposed first floor extension will create an unattractive feature that is inconsistent with the character of the existing building and the neighbourhood in general.

Access & Parking

The concerns of County Council Highways Department relating to access and parking are also valid. Division of the house into 2 dwellings is likely to generate a much greater need than the 2 car bays shown on the current plan, and removal of the enclosed garage ensures that there is no way for this to be achieved without vehicles backing out onto Old Shoreham Road in an unsafe manner.

Conclusion

On balance the modified proposal has failed to overcome the deficiencies that lead to refusal of the previous application. Furthermore, division of the building into multiple dwellings poses increased safety concerns with respect to access and parking, hence refusal is recommended as detailed below.

Recommendation:

REFUSAL for reason that :-

1. The proposed side extension would detract from and further unbalance the appearance of this pair of houses and would be detrimental to the streetscene, thereby conflicting with the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH7)

2. ***1AR*** - The increased use of the existing access to the public highway would add to the hazards of the highway users to an unacceptable degree, contrary to the policies of the West Sussex Structure Plan (DEV4) and the Adur District Local Plan (AT12).

3. ***7AR*** - The site cannot accommodate adequate facilities to enable vehicles to both park and turn on the site in order to enter and leave the highway in forward gear and the potential increase in use of the access, reversing movements onto the road, and on-street parking would add to the hazards of highway users to an unacceptable degree, contrary to the policies of the West Sussex Structure Plan (DEV4-5) and the Adur District Local Plan (AT12).

Case Officer: ...D. Reynolds...

Date: ...4/9/07...

CJ 5.9.07