Expiry 27/02/07

Development Control – Delegated Officer Report

Application Number: ADC/0005/07 Recommendation - Permit

Site: **4 Collingwood Court Shoreham-by-Sea West Sussex BN43 5SB**

Proposal: **Two-storey side extension**

The Application

The application site is located on the south eastern side of Collingwood Court, which is a cul-de-sac off Riverside in Shoreham Beach. The site contains a two storey semi detached 1970s dwelling with an uneven pitched roof, gable end, projecting ground floor front room, recessed entrance way and front first floor balcony. The dwelling is clad predominantly with yellow bricks, with some white weatherboard feature cladding. The property has a small side and rear garden enclosed by a 1.5 metre high concrete block fence. There is a grassed area in front of the dwelling and a footpath leading from Collingwood Court to provide pedestrian access to the site and the other three dwellings further to the east.

The applicant proposes to construct a two storey extension on the western elevation of the dwelling. The extension will be 1.5 metres wide and provide a new en-suite at first floor level as well as additional space for the existing bedrooms, dining and living area. The extension will have a pitched roof of the same style as the existing but with a ridge height 600mm lower.

All of the dwellings on Collingwood Court are of an identical style to that on the application site, in four 'mirror image' pairs and arranged in two groups with Nos. 1-4 (the group further to the east and not directly facing the road) set forward of the group containing Nos. 5-8 by approximately 6 metres.

A side extension almost identical to that proposed has been undertaken at No. 6 in accordance with planning permission SU/266/05. A flat roof single storey extension has also been constructed at No. 8 in accordance with planning permission SU/251/02.

Other than the four pairs of semi detached dwellings, the general 'street scene' also contains a large housing estate directly to the north and a line of older style terraced and semi detached properties and garages to the north-west.

Consultations and Representations

No comments or representations have been received in relation to this application.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The Appearance
The scale and design of the extension is considered to be in keeping with the appearance of the existing dwelling. The extension will have a pitched roof and gable end of the same style as that on the existing building but with a ridge height 600mm below the main ridge line. The proposed cladding will match the existing with predominantly yellow brickwork with some white weatherboard cladding on the rear elevation. The windows proposed on the front and rear elevations will be located in line with and be of the same proportions as the other windows already on these elevations.

The extension is narrow, with a width of only 1.5 metres. The total width of the semi detached pair is 13 metres with a maximum height of 7 metres. It is not considered that this extra width will result in a significant unbalancing effect of the semi detached pair or spoil the proportions.

The proposed setback from the western boundary is 900mm, which is slightly less than the 1 metre setback required by the Development Control Standard. In this case the slightly reduced setback is considered acceptable as the application dwelling is located on the end of the line of dwellings which are set further forward than those neighbouring. As such, there is already an obvious visual break between the application dwelling and the neighbouring dwelling to the west (No. 5) and the side extension will not lead to a particularly cramped appearance or terracing effect.

The western elevation is very visible to the public as it is located directly ahead of persons entering Collingwood Court and not screened by adjacent dwellings. However, the extension will have a negligible effect on the character of the street scene. It is noted that the design and scale is almost identical to the extension recently added to No. 6. This extension has assimilated so well into the street scene, it is barely discernable as an extension.

Effects on Neighbours
The extension is located on the western side of the dwelling and is 3.5 metres from the closest neighbour, No. 5. Due to it being set so much further forward than No. 5, the effect on outlook and daylight is considered to be minimal.

There is one existing window at first floor level in the side elevations of both the application dwelling and also on the neighbouring dwelling facing it. The application proposes to remove this window but will add an en-suite window to the first floor level and a living room window to the ground floor level. The first floor window is located in the centre of the elevation and would therefore generally overlook the side of the neighbouring dwelling. However, as it is an en-suite window it is appropriate for it to remain but to be obscurely glazed to maintain privacy.

The ground floor window relates to a principal living room. However, it is located at the street end of the elevation on a building which is set well forward of the neighbouring dwelling. As a result, the windows do not look directly towards each other and it is not considered that this window will result in reduced privacy to No. 5.

Other principal windows are located in the front and rear elevations of the extension. The closest neighbouring dwellings to the north and south are over 22 metres away from these windows and therefore not considered to be affected by potential overlooking.

Effects on the Site
The extension results in the loss of 13.5m² of the side garden. A rear garden of 85m², with a depth of at least 10 metres, is not affected.

Recommendation

APPROVE for reason that :- 1PPi

Conditions
1. C1Ci
2. C12Eii
3. C18Eii ... west side wall ...
4. C18Ci The en-suite window in the west side elevation ...

Case Officer: ...K Sheen.....

Date: .....16/02/07.....

16/2