Expires 30/5/07.

Development Control – Delegated Officer Report

Application Number: ADC/0199/07 **Recommendation - Permit Application**

Site: **2 Feversham Close Shoreham-by-Sea West Sussex BN43 5HD**

Proposal: **Single-storey south side and rear extensions and front porch**

The Application

The application site is a detached bungalow on the east side of Feversham Close, Shoreham Beach. It sits on a large plot and features a large frontal hardstanding, a rear south side garage and a small flat roofed extension on the rear elevation. The property is bounded to the south and north by Nos. 1 and 3 Feversham Close respectively and to the rear/east by the rear garden of No.19 Fowey Close.
The proposal seeks permission to extend the rear extension by a further 3.4 metres, add a front porch and to extend the south elevation onto the driveway. This will obsolete the driveway and access to the rear garage as a consequence.

Consultations and Representations

Third Parties

No.3 Feversham Close raise No Objection but are concerned that any north side windows could overlook their garden.

No.1 Feversham Close and No.18 Fowey Close raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7, AT12

West Sussex Structure Plan: DEV1

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

Planning Assessment

The main planning considerations are the impacts these additions will have on the character of the bungalow and on the neighbouring amenity.

Rear extension

The rear extension is an expansion of the existing rear family room addition built in 1987. It will maintain the 4 metre width and 2.8 metre flat roof height of the existing and extend a further 3.4 metres to the rear with a window in the southern elevation and French doors in the rear elevation. As part of this development the internal cloakroom is to be removed and its north side window bricked over.

This development will cause no loss of daylight to the immediate neighbour, No.3, as it will be of the same low height (2.8m) as the existing with a 1 metre gap maintained to the northern boundary. No privacy concern will arise as there are no plans for any additional north side openings other than the existing doorway. To the south, an 8.4 metre clearance will exist between the window on the south elevation and the boundary with No.1, well above the 6.1 metre minimum stipulated by the Council's Development Control Standard No.3. Large rear gardens separate the extension from the rear of No.19 Fowey Close.

Front porch

The front porch will be small in size (2.4 x 1.5 x 2.5 metres) and will not impact on the character of the bungalow or any neighbouring properties.

South side extension

This part of the development is the most contentious. The purpose of this extension is to provide ensuite bathrooms to the largest two bedrooms as an alternative to the main family bathroom. This structure will be 1.3 metres wide and 7.5 metres deep, and set 0.4 metres back from the main dwelling, 1 metre from the boundary with No.1. It will be flat roofed at a height of 2.7 metres with pyramid skylights instead of windows. There will be no privacy or daylight impact on No.1.

The main issue is that this part of the proposal is to be sited on the existing driveway and will consequently block any vehicular access to the rear garage. The applicants state in their Design and Access statement that the garage is too narrow to be used easily by modern cars and so they, like many others in the street, park on frontal hardstandings instead with the garages used for storage purposes. Given the large hardstanding already in place at the front of this property, the loss of the garage space is not considered a problematic issue as the remaining onsite parking provision will still accord with policy AT12 of the Local Plan.

However the extension will be visible from the street and its design in relation to the original dwelling is important. The Council's Development Control Standard No.3 states that side extensions clearly visible from the street should be designed to closely match the existing dwelling with a roof in keeping with the existing, which in most cases will mean a pitched roof. It is clear that this proposal does not meet this criteria and conflicts with the character of the bungalow. Amended plans were subsequently received adding a short pitched roof around the extension with rooflights as opposed to pyramid skylights. This is deemed more in keeping with the character of the bungalow and more sympathetic to the streetsecene.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing) Reason.
3. C14Ai: '...received on 17 May 2007 and...~~Resan~~...policy AH7 of the ADLP and DEV1 of the WSSP.' (permission relates to amended plan)
4. C18Eiv: '...in the north side wall of the rear extension or the south side wall of the south side extension without...' (no windows to be formed in the side walls of the extension without planning permission).

Case Officer:.....

CJ 18.5.07

Date: 18/5/07