Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0575/12

Site: **10 Old Rectory Gardens, Southwick, West Sussex**

Proposal: **Single-storey hipped roof extension to south to form double garage and ensuite (existing flat roofed store replaced); rear single-storey hipped roof extension with north side chimney; and new part 1.5m high flint and part 1.2m brick and railing front boundary wall with vehicular and pedestrian access.**

Date of site visit: 09.05.12

Neighbours checked: Y

Additional neighbour notifications: Y (advised of revisions)

Proposal, Site and Surroundings
The application relates to a 1940's era hipped roof bungalow located in a double width plot at the southern end of Old Rectory Gardens, a private road located to the east of Kingston Lane opposite Ashcroft Close.

The main bungalow has an 'L' shaped floor plan with a front projecting bedroom to the centre of the plot with a bow window. To the south of the original bungalow, attached, is a flat roofed workshop/garage, 10m in width. On the north side of the dwelling is an integral garage.

Permission is sought for the re-building of the south side workshop/garage to provide better garaging for the applicant. The proposed garage would also incorporate an ensuite bathroom for the main bedroom of the dwelling. The extension would be set-back from the main elevation of the bungalow by 0.56m, and it would be 10m wide, by 6m deep, with a hipped roof with a ridge of 4.7m. To the rear of the property, aligned with the northern elevation it is proposed to build a new lounge. The extension again would have a hipped roof, and would be 6.7m wide, by 6m deep, by 4.9m in height. It is also proposed to convert the integral garage into a study by adding a window and a small hipped roof feature.

To the north of the property is No.9 Old Rectory Gardens, the southern half of a pair of semi-detached houses. It has been extended with a two-storey southside extension, with a 1m path retained to the site boundary. To the south is Old Rectory Cottage, a 17th Century Grade II listed thatched-cottage with extant planning permission and listed building consent for the conversion of a storage building (stables) on the northern boundary of the site into a one bedroom cottage (ADC/0063/11 & ADC/0062/11).

The southern boundary of the application site with Old Rectory Cottage, and Southwick Old Rectory (to the east) denotes the northern boundary of Southwick Conservation Area.

Relevant site history
SW/11/05/TP – Extensions and alterations (inc additional storey with new roof, front/rear dormers, two-storey front and side extensions and front boundary screen wall/fence). Approved 12.05.05.

Consultations

West Sussex County Council: The Highways officer states that there would be no overriding highway safety concerns raised to this proposals subject to the proposed walling not interfering with a 2.4 x 43m visibility splay from the centre of Old Rectory Gardens onto Kingston Lane. This site is accessed via Old Rectory Gardens which is a private road, however part of the proposed walling will abut Kingston Lane which is a 'C' classified road subject to a 30 mph speed limit. It would appear from the plans provided that an acceptable degree of pedestrian visibility is available for pedestrian movements southbound along Old Rectory Gardens. I would advise that an equal level of pedestrian visibility is included for pedestrians travelling northbound. The gates would appear to open inwards of the site, I would advise that any gates be set back 5 metres form the edge of the carriageway to ensure a vehicle can be removed from the highway while the gates are opened.

Adur and Worthing Councils: The Contaminated land officer has requested a precautionary planning condition.

Representations

Third parties: There have been 4 letters of support received for the application from the occupiers of No's 1 & 28 Ashcroft Close on the west side of Kingston Lane, who state that the property has been pretty ugly for quite a few years and it would be an improvement, and it would be much nicer to look at if it was improved in this way. The owners of Old Rectory Gardens directly to the South state that they have no objection to the proposed new works. The owners of No.9 Old Rectory Gardens directly to the north state that they have discussed the proposals with the applicant, and understand that the single-storey extension with a pitched roof is to be approximately 7.5m in length with no windows to the boundary. They support the proposal as they feel that it would not have any detrimental effect to their property and would give extra privacy to their garden. They also understand that the ridge would be lower that the existing bungalow which would further reduce any impact, or loss of sunshine.

Neighbours were notified to the revisions to the south side garage alignment and the owners of No. 9 Old Rectory Gardens, and No's 1 and 28 Ashcroft Close have all written in stating they are satisfied with the revisions.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB11 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity
The proposed side garage extension would be a visual improvement to that of the existing flat roofed structure which has timber doors, roof and exposed rafter feet which are all in need of repair. The rear of the garage is partially open with weather board panels and windows, which gives it a temporary appearance. Although the proposed formalisation of the garage would result in an increase in height owing to the hipped roof, it would be set back from the front of the main bungalow by 0.56m, and would have a lower roof line which would ensure that it would be subservient, in terms of its height, to the form of the main bungalow. The three large trees to the front of the dwelling are to be retained and, along with the former stables building to the south will aid the screening of the garage in views from the street. This would ensure that the width of the structure would not overdominate the plot visually.

The attached garage will be an increase in visible bulk however it is considered that it would be an improvement to the existing structure. There would be added articulation in the form of a small window and the enlarged garage door, which would be acceptable for the relatively plain 1940's bungalow.

The proposed rear extension would be limited in its impact to the streetscene of Old Rectory Gardens or the conservation area to the south. Both the proposed extensions are considered to have a sympathetic form and use of materials to that of the original bungalow and they would not detract particularly from its appearance.

Conservation Area and Listed Building impact
The proposals are more sympathetic to the scale of the adjacent Listed buildings that the former permission for the alterations to form a two-storey house, and it would remain well set back from the frontage of the site. The roof of the garage would result in a more dominant feature in views from the south approaching the site along Kingston Lane, however it is not considered that the garage would be unduly overbearing to the former stables building on the northern boundary of the LB and conservation Area. The proposed front boundary wall will be in flint with brickwork piers, and will be set in from the front boundary of the site by 1m, with a gap of 1.75m to the flank wall of the adjacent store to the south where a tree is growing. It is considered that the retention of the trees in the front garden, the separation between the new front wall and the older original flintwork stables, would contribute to a transition between the old and new that would aid the setting of the LB and contribute to the enhancement of the character of the Conservation Area.

Highways Authority on the road itself, and due to the fact that a wall the same height was approved as part of the former scheme (SW/11/05/TP).

The gates themselves are located 6m from the junction with main highway which will allow for vehicle movements to be performed without having an impact on highway safety.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AB11, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. No windows or other openings north side wall of the rear extension etc
3. Visibility splays of 2x 43m on both sides of the junction of Old Rectory Gardens and Kingston Lane to be shown in a plan which must be submitted and approved prior to development of the wall.
4. Front wall construction to conform with a sample panel which has been first erected on site and approved in writing by the LPA.
5. Samples of materials for bricks, roof tiles, windows / doors, and ironwork/gates.
6. Trees in front garden to be protected during construction phase.
7. Precautionary land contamination condition.
8. Permission relates to approved plans:
   Drawing No: 12/741/03 Date Received: 09.08.12
   Drawing No: 12/741/02 Date Received: 09.08.12
   Drawing No: 12/741/01 (Block plan superseded) Date Received: 18.06.12
   Drawing No: 12/741/01 Date Received: 18.06.12

Is recommendation contrary to letter(s) of representation? N

Case Officer: C. Hone Date: 05.09.12

Authorised by: Gary Peck Date: 6 September 2012