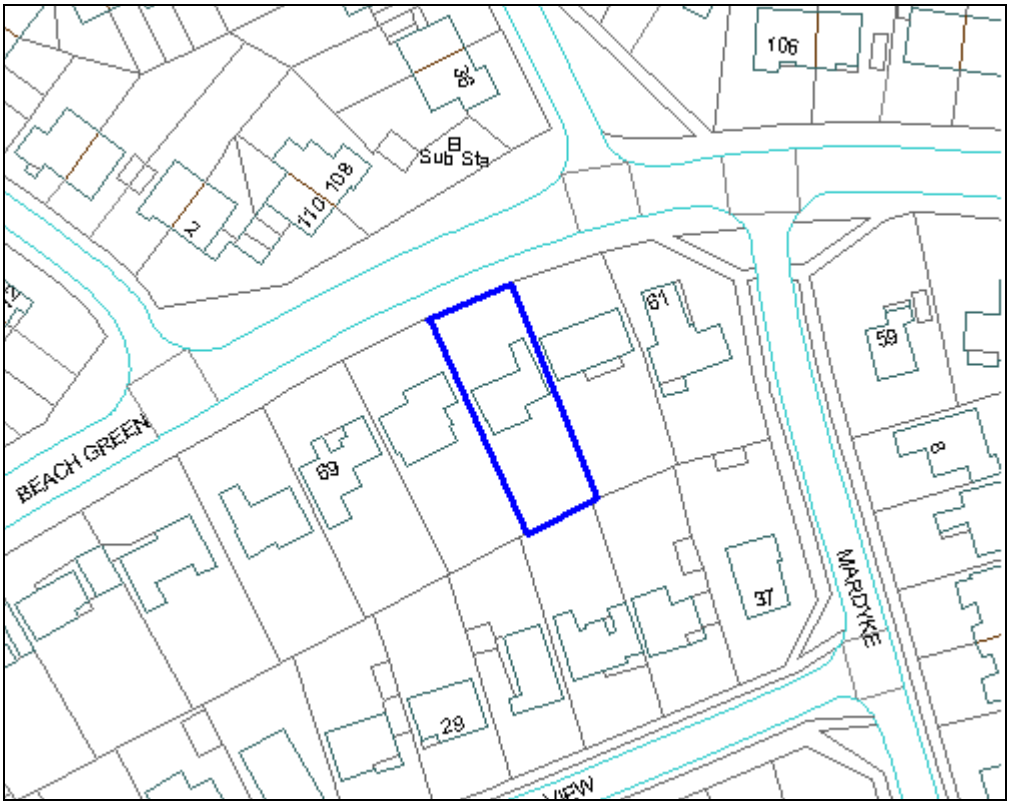
Application Number: **Recommendation – Approve**
AWDM/1062/11

Site: **65 Beach Green, Shoreham-by-Sea, BN43 5YE**

Proposal: **Single-storey rear extension, first-floor front extension over garage with porch and lobby infill under existing roof overhang on west side, plus new pitched roof over front of garage**

Applicant: Mr and Mrs R Scrase Ward: Marine
Case Officer: Peter Barnett



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Proposal, Site and Surroundings

This application was deferred from the last Planning Committee in order to give the occupier of 63 Beach Green (and sole objector) sufficient time to consider the latest plans. Since the Committee meeting a further set of plans have been submitted which clarify a number of points which had been raised by the neighbour at the Committee meeting. The occupier of No. 63 was notified of the new submission and has been given a minimum of 7 days to consider them, which is the usual amount of time for amendments submitted during the course of a planning application.

The application relates to a detached dwelling on the south side of Beach Green close to the junction with Mardyke. It has been extended at ground floor with a flat-roofed garage which projects 4.7 metres at the front of the dwelling on the boundary with 63 Beach Green to the east. The garage has a roof overhang on its western side and is 5.3 metres wide in total. It also has a flat-roofed single storey extension across part of the rear of the dwelling and a single storey flat-roofed extension along the eastern side of the dwelling.

The application is proposing, as amended, to construct a first floor extension over the garage measuring 3.25 metres deep and 4.7metres wide. It will have a hipped roof with the same eaves level as the existing house but with a lower ridge (0.4 metres below ridge of existing house). On the west side of the garage a lobby and porch are to be constructed at ground floor level under the existing overhang with a new pitched roof across the existing garage roof at the front. It will have a flush gable wall at the side to ensure no overhanging of the boundary.

A rear extension is also proposed which will measure 5.6 metres wide, 2.3 metres deep and 3.6 metres high (dropping to 2.4 metres high at eaves level). It will be constructed up to the boundary (as is an existing side extension which runs the full depth of the house). Two raised rooflights are shown within the roof of the existing side extension (which do not require planning permission) and three rooflights are proposed within the roofslope of the rear extension.

To the east, 63 Beach Green is a detached dwelling with a flat roofed attached garage on its west side adjacent to the boundary with No.65.

Relevant Planning History

Planning permission was granted in 1989 for the front and side garage extension (SU/34/89). It appears that the front extension was not constructed, with only the side extension constructed, together with the extension which now runs along the side of the dwelling, as permitted development.

Consultations

None

Representations

Several emails and letters have been received from the occupier of 63 Beach Green which have pointed out inaccuracies in the drawings which have since been rectified. The occupier of No.63 objects to the proposal on the following grounds:-

- The first floor extension is incongruous, overbearing and oppressive
- The extension is unneighbourly and blocks a considerable amount of light to the landing and stairs which is a safety hazard for the objector's elderly mother

- The affected landing window also throws valuable light into the lounge
- A daylight/sunlight assessment should be carried out to establish potential loss of light
- Roof of front extension should be reduced in height to be similar to roof at No.69
- Reduced roof height will ensure extension is less dominant, more in keeping, will reduce light loss and enable more of gable of No.63 to be viewed, reducing the impact of the extension in views from the east
- Proposal will have a negative impact on their residential and visual amenity and quality of life
- Original ground floor garage extension from 1989 breached the building line and the current first floor proposal will exacerbate this breach to the detriment of the street scene
- Will set a precedent
- Proposal will prejudice any extension that the objector may wish to construct in the future due to perceived terracing effect
- Cramped development which is very close to boundary
- Rooflights overlook neighbour's property
- Rear extension abuts the boundary and will block light and harm visual amenity
- Architect's plans do not accurately reflect size of tree in garden of No.63 or of front hedge, and fail to show position of yew tree in rear garden, and is contrary to Local Plan policy AB25 which requires a full tree survey
- The specimen in the rear garden of No.63 is a tree not a shrub and should be protected
- Appreciates amendments to side roof but considers that it now appears unbalanced and unsymmetrical. The provision of a parapet wall would improve its appearance, as has been constructed at 67 Beach Green (NB in that case it is actually a false pitch around a flat roof)
- Proximity of extension to boundary will harm roots and future survival of the tree, as well as necessitating significant pruning
- Extension should be moved further from boundary
- Extensions are likely to cause damage to objector's property

Relevant Planning Policies and Guidance

Adur District Local Plan (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
The National Planning Policy Framework

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are

the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

DC Standard No. 3 gives advice on front extensions and states that they can be particularly difficult to incorporate successfully with the existing house and street scene. They should not usually extend significantly beyond the “building line”, or abut side boundaries. On detached dwellings front extensions will only be allowed where the extension can be successfully assimilated into the street scene and not unduly affect neighbours.

In this case the plans have been amended from the original submission in a number of ways. The first floor extension has been brought further away from the boundary, it has been reduced in depth to ensure that it does not project beyond the front wall of 63 Beach Green and the roof has been hipped to reduce its bulk and impact on No.63.

In visual terms the extension is not considered to be unduly dominant or harmful to the street scene. No.63 is positioned forward of No.65 and the first floor extension can therefore be constructed at No.65 without it projecting beyond the line of No.63. When viewed from the west the extension will have the side gable of No.63 behind, which also helps to reduce its impact in views from the east. It is not considered to be as prominent as the front extension at No.57 which was approved in 2000. There is also a first floor front extension at No.69 Beach Green which was approved in 1993 which is not considered to be unduly prominent. It is considered that the current proposal will have a similar impact in the street.

The amended plans are considered to result in an acceptable form of extension and it will not appear cramped, maintaining a gap of at least 1m to the boundary, which accords with advice in DC Standard No.3. It would not prevent No.63 from extending over its garage to within 1m of the boundary in the future.

Residential amenity

The front extension will be more than 6m from the side of No.63 which has a solitary side window facing the site. That window serves a stairwell and landing only which are not habitable rooms and any loss of light to such areas has less weight in planning terms than the loss of light to a living room for example. While the living room obtains some light from the window, via the stairwell, it is not considered that the amount of light lost will seriously harm the enjoyment of the property. The affected room enjoys a south-southeast aspect and gains daylight and sunlight for much of the day.

It is considered that the amendments to the proposal, to move the extension off the boundary, reduce its depth from 4.7 metres to 3.25 metres and hip the roof, have resulted in an extension which will not cause serious harm to the amenities of the occupiers of No.63. The maintenance of a 6 metre gap to the

side of No.63 ensures that the extension will not be unduly cramped or overbearing to its neighbour. The suggestion by the neighbour to lower of the roof of the extension is noted but it is considered that it would have a detrimental visual impact as it would result in a roof pitch which would be much shallower than the roof of the existing house and would have the appearance of an unsatisfactory 'hat' on top of the extension. The roof of the extension No.69 highlights this point.

At the rear the single storey extension is only 2.3 metres in depth but extends beyond the side wall of the house and therefore requires permission. It will be 3.6 metres high with a sloping roof which will abut the boundary with No.63. That property has a garage on the boundary which is stepped further forward than the rear of No.65. There is screen planting on the boundary and it is not considered that the proposed extension will have a detrimental impact on the amenities of No.63.

The rooflights proposed within the roof of the existing side extension are to be obscure glazed and fixed shut. The existing windows along the side of the house are now shown on the proposed plans and these are to remain. As they are existing, there is no planning issue with them being retained.

Trees and landscaping

The occupier of No.63 is concerned about damage to trees and his property but there is no reason to consider that this would be the case. In any event, this is not a planning matter and the extension would need to be the subject of a separate Party Wall Agreement. It should also be noted that the applicants could build an extension up to the boundary in the same position and up to 4m deep as 'permitted development' if it did not 'wrap around' the rear wall of the house and exceed the half the width of the original house.

For clarification the 'tree' in question is now shown on the plans. It is a multi-stemmed shrub, rather than tree (as confirmed by the Council's Parks Officer after viewing photographs of the specimen), which overhangs the boundary slightly at the point of the proposed rear extension and which may need to be trimmed as a result of this proposal. However, the applicants are entitled to cut back any branches which overhang their property irrespective of whether permission is granted for the extension or not. This also applies to the front hedge.

Accessibility and parking

The proposal retains the existing garage and does not alter the parking and access arrangements at the property.

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 policies of the Adur District Local Plan (AG1, AH7).

Subject to Conditions:-

1. Standard time limit
2. External materials to match
3. No windows in east side wall of extensions
3. Approved Plans submitted 4 May 2012

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