EXPIRES 07-05

Development Control – Delegated Officer Report

Application Number: ADC/0078/10 **Recommendation – Approve**

Site: **51 Beach Green, Shoreham-by-Sea, West Sussex BN43 5YE**

Proposal: **Demolish existing garage and erection of single-storey side and front extension; addition of pitched roof over front bay window.**

The Application

The application relates to a detached two-storey, mid 1950's house, located on the southern side of the street. The house is brick built with a pitched tiled roof with east and west side gables, a front projecting west side bay window with a canopy roof above which also acts as a roof to an open fronted entrance porch. The existing garage projects in front of the main building line of the dwelling by 1.3m

Permission is sought to demolish the existing east side detached garage and remove the canopy roof above the front door and bay window, which would be replaced with a single storey side extension with a pitched tiled roof, which would return to the front of the building above a proposed bathroom extension and enclosed porch. The existing bay window would have a small tiled roof added to replace the canopy roof. The side extension would be 3.6m wide, by 8.3m in depth (the full depth of the dwelling), by 5.1m in height at the point where the roof hits the east side gable. The side extension would project 1.2m in front of the front of the original building (0.1m less than the existing garage), with the proposed bathroom extension and porch projecting 1.1m to the front.

The main side extension would have a garage door to the front which would access a tool store 1.8m in depth, whilst the remainder of the internal space would be used as a TV room / study. The proposed extension would have a tiled roof to match the existing, whereas the whole of the building is proposed to be painted render with a first floor of weatherboarding to the front.

To the west of the site is a detached chalet bungalow (No.53) with high east and west side gables, it sits further back within the site due mainly to the start of the bend in the main road to the west, but has an attached garage to the east side which is level with the front of the application property. To the east is another detached chalet bungalow (No.49) with its gable facing towards the road. It is sited holding the same building line as the applicants existing garage. There is currently 1.8m of separation between the side of No.49 and the existing garage.

Consultations and Representations

Third Parties: No objections received.

Relevant Planning Policies and Guidance
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general and accord with the Council's DC standards.

The Council's Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' states that the most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene generally.

Visual amenity
This part of Beach Green has an eclectic mix of dwellings which in places vary in height, scale, and design. A considerable degree of remodelling of dwellings across the wider Shoreham Beach area fundamentally changing the appearance and character of those dwellings, has been allowed to take place, especially recently, thereby adding to the overall mix. The proposals in this case represent a change in the overall cosmetic appearance of the whole house, with the demolition of an existing attached flat-roofed garage, and the addition of the pitched roof extension, which would have a garage appearance, but with the loss of an internal parking space.

The proposed side extension would have the most impact on the visual amenity of the street scene as it would project 1.2m in front of the existing building, however this is nominally less that the existing garage projects and would not be in front of the common building line that exists between the neighbouring sites. It is not considered that the siting would be particularly prominent or out of keeping. The addition of the pitched roof would be more sympathetic than the existing flat roofed garage, and whilst a gabled design might appear more appropriate, the fully hipped style roof would not be as overbearing as a gable might appear within the streetscene. The pitched roof which returns to the front of the building would be sympathetic, and would help to integrate the proposals more into the existing dwelling.

The addition of the porch, bathroom extension and small roof above the bay window are minor additions which would be acceptable in terms of their scale and affect on the dwelling.

Whilst the garage space would be lost the retention of a garage door to access the proposed tool store would be in keeping with the domestic appearance of the surrounding area.

Residential amenity

The proposed side extension would maintain the same separation between the east side flank wall and the neighbour, but would project a further 1m to the rear. No windows are proposed at the side of the extension and thus there would be very limited impact on the privacy or outlook from the side of No.49.

Access and parking

The loss of a garage car parking space would not result in additional on street parking as the front of the dwelling has an expansive hardstanding that can comfortably accommodate a number of parked cars.

Recommendation

APPROVE for reason that :-

1PPii

1. C1Ci
2. C12Eii
3. C18Eiv – east
4. The development hereby permitted shall be carried out in accordance with the following approved plans: 280 – 01; and 280 – 02 date stamped received 12 March 2010.
   Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Officer: [redacted]
Date: 13-04-10 [redacted] 13/4