Application Number: ADC/0476/07 Recommendation – APPROVE

Site: 1 Greenacres, Shoreham-by-Sea BN43 5WY

Proposal: Rear single-storey extension

The Application

This end-of-terrace house, with brick walls and gabled roof, is located on the western side of Greenacres. Each of the three homes in this particular terrace have either rear conservatories or extensions, roughly of similar size to the existing conservatory at No.1

The applicant proposes to remove the existing 1.9m deep conservatory across the full width of the house (6m) and to replace it with a single-storey flat-roofed rear extension (max 3.4m deep and 7.9m wide), protruding past the southern side of the house. It would have a rear ramp facilitating disabled access to a kitchen/utility room door in the rear of the proposed extension. The proposed door is positioned 1.2m from the common side boundary with the attached house (No.2) and the ramp would run across the rear of the proposed extension rising to 0.7m above garden level where it adjoins the side boundary fence with the rear garden of No.2.

Consultations and Representations

Third Parties: The neighbours at No.2 Greenacres, the attached house, object on grounds of unacceptable degree of overlooking (from the raised rear access ramp), loss of natural light and a potential overbearing effect on their adjoining rear conservatory and garden. ***[NB. the resident of No.2 Greenacres requests to speak at the Committee meeting]***

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1,
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' including:- .
Dev Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect and, where possible enhance the character and distinctiveness of areas, requiring high standards of design that have regard to local context (DEV1).
Policy AH7 of the Local Plan, relating specifically to extensions and alterations to dwellings, states that they should be designed so that they "would not

result in an unacceptable degree of overlooking, loss of natural,light or overbearing effect on neighbouring dwellings" and "their design and materials are sympathetic to both the original dwelling and the area in general."

Supplementary Planning Guidance in DC Standard No. 3 'Extension and Alteration to Dwellings' states that single-storey rear extensions up to 3.5m deep if within 1m of a common side boundary with an attached dwelling are normally acceptable.

Residential amenity - daylighting

The rear dining room and conservatory of No.2 Greenacres, which is to the north of the application site, are already affected to a degree by the 3.5m high brick side wall of No.1's existing conservatory. Extending this wall a further 1.5m to the rear (but with a slight reduction in height), as proposed, would cause some further diminution of sunlight and daylight. Nevertheless, it is not considered that the degree of impact would be such as to warrant refusal. Neither the height nor depth of the extension are considered excessive and it is within the 3.5m maximum contained in the Council's DC Standard No.3 for rear extensions that adjoin a rear side boundary. The proposal is not considered to have an unreasonable increased overshadowing impact on the adjoining property.

Residential amenity - privacy

There is concern that there would be overlooking over the top of the existing side boundary fence as a result of the height of the proposed disabled access ramp to the rear kitchen/utility door. The floor level of the houses (and the proposed extension) is considerably higher, by about 0.7m, than the rear garden level. It is not practicable to shorten the ramp by re-locating the proposed door further away from the side boundary, nor to have a lower floor level in the extension as compared to the rest of the house.

It is considered that a screen is necessary where the ramp abuts the side boundary. The screen would need to be at least 1.8m high above the floor level of the ramp, which added to the height of the ramp, would give a total height of 2.5m above the rear garden level of No.2. Although only 1m wide, this screen of itself, when added to the depth of the proposed rear extension (4.4m overall) would be overbearing on No.2. In order to avoid worsening the natural light situation (previously discussed above), the use of opaque glass would be essential, such that the screen would continue to allow light through.

Visual amenity - appearance

Despite projecting past the southern side wall of the existing house, the proposed extension would largely be screened from public view by virtue of its location next to an existing garaging area (used by the four terrace homes) directly to the south of the proposed extension. The proposed design and materials are considered acceptable.

The proposal would not result in a cramped appearance. The resultant garden area would remain above the 65sqm minimum required by Development Control Standard No.3 for a three-bedroom terraced dwelling.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7, ~~AT12~~) and the adopted West Sussex Structure Plan 2001-16 (LOC1, DEV1, DEV4-5).

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing)
3. The rear ramp shall, prior to commencement of its use, be provided with an opaque privacy screen adjacent to the side boundary of No.2 Greenacres, which shall thereafter be permanently retained. The screen shall be 1.8m high above the finished floor level of the ramp where it is closest to the boundary with No.2 and details of its design shall be submitted to and approved in writing by the LPA prior to its erection.
4. C18Eiv (No windows to be formed in north side wall of extension)
5. C14Ai

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