Corrected version

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Application Number: ADC/0482/07 Recommendation – APPROVE

Site: 337 Upper Shoreham Road, Shoreham-by-Sea BN43 5NB

Proposal: Part two-storey/part single-storey rear extension, rear roof terrace and conversion of existing garage to habitable room

The Application

The application site, containing a detached two-storey house with brick elevations and a tiled gabled roof, is located on the southern side of Upper Shoreham Road.
This application proposes:-

- a 4.8m deep x 2.6m wide rear ground-floor extension to enlarge the kitchen;
- a 2m deep x 2.8m wide rear first-floor extension (over part of the above groundfloor extension) to enlarge the bathroom and adjoining bedroom;
- a 2m deep x 4m wide rear balcony on part of the flat roof of an existing rear extension; and
- conversion of the existing garage to a dining room, replacing the door with a window (NB. this element is 'permitted development').

The application represents a scaled down proposal compared to the previous application refused in April 2007 (ADC/0121/07).

Consultations and Representations

Third Parties: A letter from the owners of the adjacent corner property to the west, No.60 Mill Lane, objects on similar grounds as to the previous application:-

- The extension would cause a severe loss of light to the windows located on the eastern side of their dwelling;
- The roof terrace would be out of keeping with the character of the houses in the area and overlook their rear garden and existing conservatory;
- The proposed bathroom window is larger than the existing firstfloor window; and
- The house has already been substantially extended by a previous groundfloor addition.

[NB. the residents concerned wish to speak at the Committee meeting]

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' including: -
Dev Control Standard No. 3 'Extension and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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.

Residential amenity - daylighting

The adjacent corner plot to the west (No.60 Mill Lane) has a triangular shape and the dwelling on it is at an oblique angle to the applicant's property. For this reason, enlargement of the rear of the applicant's house would have a greater impact than in a conventional line of houses. The previous application for a deeper rear extension would have had an overbearing impact on No.60, causing loss of light to east side windows, and was consequently refused. The four side windows of No.60 comprise:-

- a firstfloor bedroom window (with part stained glass) towards the north corner of the side wall which is principally affected by the existing structure rather than the extension;
- a firstfloor bathroom window (with part stained glass) which is also affected by the existing structure rather than the extension;
- a groundfloor window to a toilet; and
- a groundfloor window to a kitchen/diningroom which also has a window in the rear elevation.

+ a fff landing window

The current application involves a reduction in the depth of the proposed firstfloor rear extension (from 2.8m to 2m) and its bulk is reduced by the use of a hipped rather than gabled roof. The result is such that a greater amount of light would be able to reach the windows along the eastern elevation of the adjoining dwelling and it would also not appear so imposing as the previous proposal.

Residential amenity - privacy

The proposed first-floor rear extension would only have a rear window facing onto the applicant's rear garden, 3m away from the side boundary with No.60. Moreover, as it is a bathroom window, it is likely to have obscured glazing.

The proposed rear roof terrace (on the east side of the proposed first-floor rear extension) would be closest to the house to the east (No.335), being only approximately 1.3m from the east side boundary. There are no other balconies in the immediate area. However, its limited projection and significantly reduced size compared to the previous application, plus the proposed obscure-glazed side screens, are such that the privacy concerns that (in part) led to refusal of the previous application are considered to have been addressed. The proposed roof terrace would enable some views over the rear gardens of both No.335 Upper Shoreham Road and No.60 Mill Lane but views sideways would be obstructed by the proposed side screens, preventing overlooking of the conservatory at No.60, despite the concern raised by the adjoining owners.

As for the effect on No.58 Mill Lane, to the rear, the separation distance between the extension/terrace and the side windows of No.58 exceeds the 14m minimum contained in the Council's Development Control Standard No.2. Hence the proposal is not considered to have an unacceptable impact on No.58 in terms of overlooking or being of an overbearing nature.

Visual amenity

The design of the proposed extensions and alterations is considered to be in keeping with the existing character of the dwelling. Matching materials are proposed.

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 (Materials to match existing)
3. Prior to commencement of use of the proposed roof terrace, the proposed obscure-glazed side screens shall be erected to a height of not less than 1.7m above the floor level of the roof terrace and shall thereafter be retained permanently with obscured glazing at such height. The roof terrace shall at no time be enlarged onto the remainder of the existing flat roof.

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