Expiry 7/02/07

Development Control – Delegated Officer Report

Application Number: ADC/0486/06 **Recommendation - Refuse**

Site: **269 Old Shoreham Road Southwick West Sussex BN42 4LP**

Proposal: **First floor side extension (above garage converted to room) and single-storey rear/side extension**

The Application

The application site is located on the northern side of Old Shoreham Road, Southwick. The site contains the western end of a semi detached dwelling on three levels with a full gable end, an attached single garage, a long rear garden and a hard stand area in front of the building.

The roof space of the dwelling has recently been converted to provide additional living space. This has included the construction of a large rear dormer window in accordance with the property's permitted development rights.

The applicant now proposes to convert the existing garage to living space and to construct a first floor side extension with a gable end directly above it on the west side of the building. It is also proposed to construct a single storey flat roof extension on the rear and north-west side of the dwelling.

The street scene contains a mix of semi detached and terrace style properties built on 2-3 levels and located in a row set back from the road by approximately 6 metres. There are a number of rear extensions evident, including on the attached property 271 Old Shoreham Road, but few visible side extensions.

Consultations and Representations

Consultees

West Sussex County Council Highways Department have been consulted with regards to the adequacy of the access and parking provisions on the site. They comment that the current situation is suitable for use of the site for a single dwelling but alterations would have to be made to permit a change of use to flats.

Third Parties

A representation has been received from the residents of the attached property, 271 Old Shoreham Road. This is an objection to the application on the grounds that the extensions are in preparation to convert the property into three two bedroom flats which would cause noise disturbance.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7, AT12
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1, DEV4, DEV5

Planning Assessment

The Appearance
The proposed single storey rear/side extension has a relatively standard appearance, with a flat roof and proposed materials and windows to match the existing dwelling. As it is located at the rear of the dwelling and the side screened by the existing garage, it is unlikely to be visible from the street and consequently have no significant effect on the character of the dwelling or street scene.

The first floor side extension however will be extremely visible to public view. The current appearance of the pair of semi detached dwellings is somewhat unbalanced given that there is a full gable end of the western end and a hipped roof on the eastern end of the building. The proposed side extension will further exacerbate this inconsistent appearance, as the extension is located in a prominent position on the forward building line of the building, it creates extra width along the front elevation and there is such a noticeable "step down" between the roof line of the original and the roof line of the extension when viewed from the street.

As noted above, there are very few dwellings with side extensions in the street. A first floor side extension was permitted at No. 302 (SW/34/03) but in that case, the first floor extension was set back towards the rear of the side elevation with a single storey extension near the front and the roof lines were designed so that they appear as a continuation of the original roof line and sympathetic to the character of the dwelling.

As such, it is considered that the appearance of the proposed first floor side extension is inconsistent with the character of the existing building and with the neighbourhood in general and will appear as an unattractive feature. It is considered that a layout and design similar to that used at No. 302 would appear much more sympathetic for this application site.

Effects on Neighbours
The rear extension is located so that it matches the line of the extension on the attached property so it will not have a significant effect on the outlook or access to daylight for this site. The side extension is located 6 metres from the dwelling on the neighbouring site to the west and at this distance is unlikely to cause significant effects.

The windows in the extensions face away from directly neighbouring properties to avoid overlooking, with the exception of a window in the west side elevation of the rear extension. It is noted that there are some ground floor windows on the dwelling at 267 Old Shoreham Road and separation would only be around 6 metres. However, given the proposed use of the room as a utility area, it considered appropriate for this window to remain but with obscured glass.

While it is noted that the residents of the attached property have concerns about future noise, at this stage it is assumed that the property will remain as a single household unit as no planning application has been received for a conversion to flats. If such an application is forthcoming, the issue of extra noise can be considered at that time.

Parking & Access
The property currently has drive on access from Old Shoreham Road. There is on site parking provision for one vehicle in the single garage and for two vehicles on the hard stand area in front of the dwelling. As a result of this application, the parking space within the garage will be lost.

The comments of the Highways Department note that the remaining off street parking space would be acceptable if the site was to be continued to be used as a single residential dwelling. While on site turning space would be beneficial, it has not been recommended as a definite requirement at this stage as no change of use is presumed.

However, it is noted that if the site was to be converted into 3 flats as suggested, the existing parking provision would be insufficient and Highways would be likely to raise an objection.

Tree Preservation Order
The site contains a sycamore tree subject to Tree Preservation Order 162/3/83. This tree is located at the far end of the garden and is over 30 metres away from the dwelling. It is considered that the proposed extensions would have no adverse effects on the protected tree.

Recommendation

REFUSE on grounds that:-

1. The proposed side extension would detract from and further unbalance the appearance of this pair of houses and would be detrimental to the street scene, thereby conflicting with the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH7).

2. With the proposed loss of the existing garage and the further enlargement of the dwelling house to eight bedrooms, the remaining on-site parking and manoeuvring space is unlikely to be adequate to cope with the traffic likely to be generated. Having regard to the traffic conditions on the A270, the proposal would be likely to lead to conditions detrimental to highway safety and not meet the requirements of policies AH7 and AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.

Case Officer: .....

Date: 31/01/07

1/2