Expires 01.12.08

Development Control – Delegated Officer Report

Application Number: ADC/0486/08 Recommendation - Permit

Site: **15 Croft Avenue Southwick Brighton West Sussex**

Proposal: **Two-storey west side extension with rear and front projections (including integral garage)**

The Application

The application is the re-submission of a two-storey side extension which was approved after negotiation of amendments under ADC/0359/08.

The application property is a detached 1950's house located on the north side of Croft Avenue within the built up area of Southwick. The house has previously been extended with a rear conservatory and a west side attached garage.

The proposals are for a west side two-storey extension, which would be of similar size to those already approved. The amendments to the scheme are that the proposed extension would project past the original approved siting by 1.8m, and would have a tiled hipped roof that would tie into the existing roof.

The road is characterised by large detached and semi-detached houses of a similar age, all which are well set back from the road. A number have been previously extended with single storey rear extensions, and only one has extended in the space at the side to two-storey level (No.33).

To the west of the site is the former Elmcroft site, which used to be a residential care-home built. Currently the site is subject to a planning application for complete redevelopment with a three storey block of 14 flats. To the east are No's 17 & 19 a pair of semi-detached houses separated from the site by a driveway and detached garage.

Consultations and Representations

Third Parties: There has been one letter from the adjacent dwelling (No.17) which supports the application.

There have been no letters of objection regarding the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1

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
Structure Plan policies seek to protect and, where possible enhance the character and distinctiveness of areas, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, in relation specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling. Supplementary Planning Guidance in DC Standard No. 3 'Extension and Alteration to Dwellings' states that two-storey side extensions should usually retain a 1 metre gap to the boundary to prevent a terracing effect or a cramped appearance within the plot, and that they should be slightly set-back to retain a subservient appearance. A rear extension should also allow the retention of garden area of at least 11 metres in depth. Two-storey extensions should also have a pitched roof to match the existing house.

Visual amenity
The main concern is that the proposed extension may appear too dominant due to the lack of subservience, and as a result the dwelling would have a cramped appearance.

The main differences between the circumstances of the approved application ADC/0359/08 and the current submission are that the adjacent care home has been closed down and the site boarded up with a high 2.4 security fence which screens from view much of the proposed site.

The planning application currently being considered for the site is for 14 flats is also a consideration given the closure and preparation of the Elmcroft site for redevelopment. The main three-storey building proposed would be located to the west of the site improving the separation from the proposed extension to that of the flats. In addition a bike and bin store are proposed which would be located adjacent to the west side boundary with the application site. They would be a single-storey building with a tiled pitched roof, 11.5m in length by 3.6m in height. In addition a mature tree located on the SE corner of the site will be retained as part of a landscaping scheme.

The above factors go some way to mitigate the cramping and over dominant effect that the proposals may have on the application house.

Further to the east are pairs of semi-detached houses, each house has a two-storey front projection with a tiled hipped roof. The application house if

extended as proposed would replicate the design of each pair of semis, with two front projecting elements and in respect to the design is considered to be in keeping with the overall character of the street.

Whilst the proposals for the adjacent site have not been approved and only limited weight can be given to them as material considerations, the site is clearly ready for redevelopment, and the proposed block of flats would result in the extension from not being as dominant as first perceived under the original approval ADC/0359/08.

It is considered that in light of the closure of the Elmcroft site that, on balance, the proposed extension would not appear over dominant or out of keeping within the streetscene.

Recommendation

APPROVE for reason that :-
1PPii

1. C1Ci
2. C18Civ – amended
   The windows in the west elevation at first-floor level serving the two bathrooms and landing shall at all times...etc.
3. C18Eii (West and East Side Walls
4. C12Eii

Case officer: Wayne

Date: 7.11.08 PB 7/11/08