Expires 27/2/07

Development Control – Delegated Officer Report

Application Number: ADC/0007/07 **Recommendation - Application Refused**

Site: **43 Greenways Crescent Shoreham-by-Sea West Sussex BN43 6HR**

Proposal: **Part single/part two-storey side and rear extensions (including garage)**

The Application

The property consists of a semi-detached house with rendered and brick elevations and a tiled roof. The property is attached to no. 41 Greenways Crescent to the south and access to the property is from the west side of the Crescent.

The application proposes a part single storey, part two storey side and rear extension. The single storey side extension is to provide a garage and this section will be set back approximately 500mm from the front wall of the house. The first floor side extension will be located over the garage set back approximately 3.4m from the front wall of the house and both the part single/part two storey side extension will protrude out the northern side boundary. The two storey rear extension will protrude out 2m, over a single storey rear extension which will extend 3.5m from the rear elevation of the property.

The extensions are to provide a garage area, utility, shower and extensions to the existing dining and kitchen area on the ground floor and an additional bedroom and bath on the first floor.

Consultations and Representations

Third Parties
One third party letter has been received from the neighbours to the north at no. 45 Greenways Crescent. The neighbours object to the proposal as it will have an unacceptable overbearing impact on their property. Additionally the location of the side extension to the side boundary would cause the utility window to open out over the shared boundary impacting on their privacy and will prevent any access to the rear of no. 43 Greenways Crescent.
It is also noted that the stepped in design of the proposed side extension is out of character with other properties in the area.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The relevant planning issues of this application are whether or not the proposal is consistent with the existing scale and character of the dwelling and the street scene and the impact on residential amenity.

Character of the dwelling
The single storey and first floor rear extension are generally considered to be consistent with the existing character of the house, however the proposed side extension is considered to be overdevelopment and inconsistent with the design and appearance of the semi-detached house.

Council's Development Control Standard No. 3 'Extensions and Alterations to Dwellings' states that side extensions should be 'subordinate to the main dwelling ....so as not to spoil the proportions of the dwelling' and 'to be in keeping with the scale, appearance and design of both the existing dwelling and the street scene'. The Standard also notes that side extensions should be set back at least 1m from the side boundary, to avoid a terracing effect and a detrimental impact on the character of the street.

The above standards were noted to the applicant and the agent and it was advised that the two storey side extension should be reduced back from the side boundary by at least 1m or that the side extension should be substantially set back from the front of the dwelling to reduce the visual impact on both the character of the dwelling and the street scape.

Amended plans were received which set the first floor extension back 3.4m from the front of the dwelling over the single storey extension (garage), which remains at 500mm back from the front of the dwelling. The applicant noted that they would not be willing to set the single storey side extension back any further as they would loose the proposed garage space.

On reviewing the amended plans it is felt that although the first floor side extension has been set back from that originally proposed, the location of the first floor side extension and the single storey extension only slightly back from the front of the building still appears to over-dominate the dwelling and to result in a cramped appearance at the northern side boundary of the property. The proposed side extension is, therefore, considered to be inconsistent with the design and scale of the existing dwelling.

Street Scene
The street scene along Greenways Crescent is characterised by terraced housing, semi-detached houses and staggered building lines. It is conceded that a number of two storey extensions have been constructed to the side boundary on the semi-detached houses and terraces in the street. On a review of the planning history, however, it is noted that all of these side extensions predate Council's current Local Plan (1993 – 2006) and associated design standards and they are not therefore considered relevant to the assessment of the proposal at no. 43 Greenways Crescent. The only

exception is the two storey side extension approved at no.36 Greenways Crescent (SU/1/05/TP) where the proposal was adjudged to be set back sufficiently (3.65m) from the front of the building to lessen its visual impact on the street scape.

The proposal at no. 43 Greenways Crescent, particularly with the single storey side extension set back only 500mm from the front of the building, is not considered to be set back a sufficient amount to reduce the visual impact from the street scape. The proposed side extension will have a detrimental impact on the street scene by visually cramping the dwelling at the northern side boundary. Additionally, if this proposal were to be permitted it would make it difficult to resist further proposals along the street which would result in a terracing affect, significantly altering the existing character of the street scene.

Residential Amenity

Given the proximity of the proposed side extension to the shared boundary with no. 45 Greenways Crescent, it would have an overbearing impact on the adjoining property and there would also be some impact on the availability of light and privacy to the adjoining property, although all the proposed side windows could be required to be glazed with obscured glass to address any overlooking issues.

The proposed part single storey, part double storey rear extensions are consistent with the Council Standards, that is, the single storey rear extension does not protrude further than 3.5m and the first floor extension does not extend further than 2m from the rear elevation. As the rear extensions accord with Council's Standards they are not considered to have an adverse impact on adjoining residential amenity.

On balance, it is considered that the proposed side extension is unacceptable as it would result in overdevelopment of the site, giving a cramped appearance at the northern side boundary. The proposal is inconsistent with the character and design of the dwelling, would have a detrimental impact on the character of the street scene and does not accord with Councils Development Control Standard No. 3 'Extensions and Alterations to Dwellings'

Recommendation

REFUSE on grounds that:-

1. B9R
2. ~~B10R~~

Case Officer:.....

Date: 15/2/07

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