Expiry 27/02/07

Development Control – Delegated Officer Report

Application Number: ADC/0009/07 Recommendation - Permit

Site: 3 Victoria Road Shoreham-by-Sea West Sussex BN43 5LB

Proposal: Single-storey pitch-roofed south side extension

The Application

The application site is located on the western side of Victoria Road near its termination point at the junction with Old Shoreham Road. The site contains a detached 1920s cottage with full gable ends on both the front and rear elevations and rooms in the roof space. The property is roughly square shaped with a small rear and side garden currently enclosed by 1.8 metre high wooden fencing. There is a hard stand off street parking space contained within the legal boundaries of the site to the south of the existing side fence.

The applicant proposes to construct an extension to the south side elevation of the dwelling. The extension is single storey, with a pitched roof and gable end, projects out from the existing building by 3.8 metres and has a height of 4.4 metres to the ridgeline. The extension will be used as additional living space.

The cottage is one of a group of three of the same design and on similar sized sections at this end of Victoria Road/Old Shoreham Road. The remainder of the dwellings in the area are either two storey semi detached houses on the western side of the road or two storey terraced houses on the eastern side of the road.

Consultations and Representations

No comments or representations have been received in relation to this application.

Relevant Planning Policies and Guidance

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

Planning Assessment

The Appearance
The existing dwelling on the site is cottage style, with a pitched roof gable end facing towards the road. The extension is proposed to be in keeping with this design, with a matching pitch and gable end projecting to the south of the main dwelling.

The scale of the extension is such that it will appear as a subordinate feature and not over dominate the main dwelling. The ridge height is set 900mm below that of the main roof of the building. The extension is set back from the main front wall and does not cover the full side elevation.

The extension is set back over 3 metres from the legal boundary of the site and maintains good separation from the dwelling to the south.

The extension would be visible within the streetscape and will alter the appearance of this cottage when compared to the other two cottages in the group. However, the extension is considered to be sympathetic in design to the existing cottage and will not have a detrimental impact on the character on the surrounding area.

Effects on Neighbours
The extension is located on the south side of the dwelling which is detached with good separation from the two closest neighbours (1 Victoria Road and 2 Old Shoreham Road). It is not considered to have a significant impact on the outlook from these properties or their access to daylight.

It is noted that the extension does contain windows in all three elevations. There are two small windows in the south side elevation facing towards 1 Victoria Road. These will be located 8 metres from directly facing principal windows on this dwelling and could potentially result in a loss of privacy to the neighbouring dwelling. This matter has been discussed with the applicant, who has advised that the intention is to obscurely glaze these two windows to avoid this problem. There is no objection to a condition being imposed on the approval to secure this.

A large glazed door leading out onto a rear terrace is also proposed in the rear elevation. This looks out towards the property at the rear, 2 Old Shoreham Road, although the angles of the two dwellings are such that a person standing at this window would not look directly into facing windows of this dwelling. The separation distance to the neighbouring dwelling would also be around 8 metres and there is an existing 1.8 metre high fence between the two properties to provide screening.

Effects on the Site
The site has a net area of approximately 286m^2 (not including the parking space) and the dwelling is situated right in the centre of it. The existing rear garden behind the dwelling is approximately 3.5-6.5 metres in depth. There is an existing side garden with a depth of 4 metres of which 24m^2 will be lost to

the extension. The remaining rear/side garden will have an area of approximately 80m². While this is slightly less than the usual 85m² standard for a small detached dwelling, it is considered acceptable having regard to the size of the rear gardens of the other two cottages in the area and also the more densely developed terrace dwellings in the street.

The site is unable to meet the usual standard of 11 metres for rear garden depth but the existing situation is not worsened by the extension so is considered acceptable.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18Ci ... windows in the south side elevation ...

Case Officer: .....

Date: 15/02/07

16/2