Expiry Date - 04/11/2011

Development Control – Delegated Officer Report

Application Number:
AWDM/0635/11

Recommendation – Approve Application

Site: **24 Queens Road Southwick Brighton West Sussex**

Proposal: **Pitched roof side extension with room in the roof**

The Application

The application property is a semi detached dwelling on the south side of Queens Road. It has a steeply pitched roof with the first floor set within the roofslope, served by front and rear flat-roofed dormers. The dwelling is on a corner plot and has an angled side garden which narrows towards the rear. There is a substantial hedge on the boundary with 31 The Drive, which is at right angles to, and on lower ground than, the site. The hedge is to be removed and replaced with a 2m high fence and trellis.

It is proposed to construct a side extension with a bedroom in the roof. As amended, the extension measures 5.7m wide. After 2.7m width the extension steps down over a proposed garage by 1.2m with the pitched roof set in from the rear by 1.7m. A small flat-roofed WC is proposed at the rear of the garage. The extension does not project beyond the rear wall of the original house.

A 1.3m wide extension to the existing rear dormer is also proposed with 2 rooflights proposed in the rear roofslope of the side extension. A front porch and vehicular access are also proposed under 'permitted development'.

An earlier application for a wide single storey side extension with dummy pitched roof was withdrawn in June 2011 (AWDM/0120/11).

Consultations and Representations

Consultations/Comments

None

Third Parties

Original Plan – 2 letters were received from the occupiers of 29 Queens Road and 31 The Drive raising the following objections:

- The extension is virtually 2 storey in size and doubles the size of the property
- It will be out of proportion and character with other dwellings in the area

- Dominant building on higher ground
- Overlooking of neighbouring dwelling to south
- Loss of light
- Vehicular access will be close to corner junction and will be dangerous in highway safety terms

Amended Plan – 2 letters of objection received from the occupier of 29 Queens Road and 31 The Drive reiterating previous objections on scale and impact of extension

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 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. The proportion of the garden area taken up by a proposal should not be excessive.

Visual amenity and character

The existing pair of dwellings is larger than the majority of dwellings in the street which are predominantly smaller bungalows. The proposed extension will increase the width of the dwelling by 5.7m which represents almost a doubling of the width. However, the garage extension has been stepped back by 0.3m and has a lower roof to provide a more subsidiary appearance and it is not considered that the overall extension will appear overly dominant or out of character in the street. Its impact is also mitigated in the street scene by being set at a lower level than the road. A reasonable proportion of the side garden will remain to prevent it appearing overdeveloped.

Residential amenity

The size of the extension has been reduced from the original submission which proposed a 6m wide extension which, while lower than the existing ridge for the entire extension, would have been built right up to the boundary with 31 The Drive and would have appeared rather overbearing.

The revised design reduces the bulk on the boundary by lowering the garage roof and bringing it further from the boundary and adding a flat roofed element closest to the boundary. While at a higher level than No.31 it is not considered that, in its reduced form, the proposal will result in loss of light (being to the north) or be overbearing.

The extension to the dormer and the proposed rooflights have the potential to cause some overlooking. However, the oblique angle involved between the site and No.31 The Drive is considered to be such that any loss of privacy will be limited. The rooflight nearest to the boundary will be positioned 1.7m above the internal floor level and will not cause overlooking.

Consequently, it is considered that the amended scheme is acceptable in amenity terms.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

- C1Ci
- C12Eii
- No further openings
- Obscure glaze rear ground floor windows
- Easternmost rooflight to be 1.7m above floor level
- This permission relates to the following approved amended plan received 24 October 2011:
  Drawing No. 10111T/03 R8 (Proposed Floor Plans, Elevations, Roof Plan, Location and Block Plans)
  Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 2 November 2011

[redacted]