4/6/07

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Application Number: ADC/0232/07 Recommendation – APPROVE

Site: 11 Oxen Avenue, Shoreham-by-Sea

Proposal: Two-storey rear extension and conservatory

The Application

The application property is a detached house, with rendered/brick walls and a tiled roof, located on the west side of Oxen Avenue. The property is adjoined to the north and south sides by neighbouring detached houses. To the rear is Northbourne Close.

The proposal is to demolish the ground floor addition on the south side of the rear elevation and to replace it with a deeper hip-roofed two-storey rear extension. This extension would be 2.9 metres in depth, 3.4 metres in width and 7 metres in overall height, with windows on the rear and north elevations. It will contain a utility room and w.c. on the ground floor level with a fourth bedroom on first floor level. A 4.4 metre deep pitch-roofed conservatory is also proposed, on the north side of the proposed extension.

This segment of Oxen Avenue features similar detached houses with good sized rear gardens. Many of these properties have added ground floor extensions of similar depth to the proposal, although none have yet extended onto first floor level.

Consultations and Representations

Third Parties: One letter of objection has been received from the resident to the north, No.15 Oxen Avenue. This is on grounds of overlooking, appearance, loss of privacy and loss of light, in particular:-

1. The first floor window on the north side elevation would infringe on privacy and overlook their lounge directly - an obscured, fixed shut window would be acceptable.
2. The proposed conservatory would be raised above natural ground level and so would overlook into their garden, particularly from the French doors in the side of the extension. The relocation of these doors and the lowering of the conservatory to ground level would be acceptable.
3. As there are no other two storey extensions in the vicinity, this development would be out of keeping.
4. The development seems overly large and would block sunlight for a considerable percentage of the afternoon.

[NB. The resident of No.15 Oxen Avenue wishes to speak at the committee meeting]

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' including:- .
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 "Delivering Sustainable Development" (ODPM 2004)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations to dwellings 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.

Visual amenity

The proposed two-storey extension would be exactly twice as deep as the current ground floor addition but would be of identical width. The roof will be hipped to mirror the roof of the main dwelling. The design and size of this extension is sympathetic to the overall style and proportions of the original dwelling and will not detract from the character of the house or locality. The conservatory is also of appropriate design visually.

Residential amenity

The proposed two-storey extension would be closest to the property to the south, No.9. However, it is considered that there would be no loss of light or amenity to this property.

To the north, No.15 state that the north side window would overlook directly into their lounge. Whilst this is not strictly the case (it would overlook into a side door at most), it is agreed that the window should either be removed or obscured. The applicant's state that they would be agreeable for it to be deleted as the proposed bedroom would receive sufficient light from its rear window.

Another concern is the impact this extension would have on sunlight reaching the rear elevation of No.15. It is acknowledged that the north westerly rear aspect of these houses limits the exposure of direct sunlight to late afternoons at best and that during the winter months this will be a shorter and rarer occurrence. However, given the location of the proposed extension on the far side of the house, 3.5m-4m from the common boundary with No.15, and the high angle of the sun in summer months, it is not considered that reduced sunlight/daylight would be so serious as to warrant refusal.

The conservatory would have a more direct effect on No.15 as it would be located much closer. It would extend out by 4.4 metres to the touch the boundary fencing. Due to the rear gardens being at a lower level than the ground floor of the houses, the conservatory is intended to similarly be raised to the same floor level. The result would be that the north side of the conservatory would protrude approximately 1 metre higher than the existing 1.8 metre boundary fence. As access to the conservatory would be from proposed French doors in the north side of the proposed extension, direct views would therefore be afforded into the rear garden and side windows of No.15. The applicants have been advised of this and, in response, agree to amend the north side of the conservatory to either a brick wall or obscured glass which, it is considered, would make it acceptable.

They have also offered to consider lowering the conservatory which would, in any case, enable easier access into the rear garden. The lowering of the conservatory by up to 0.5 metres would reduce its impact on No.15 but it is not considered that this is essential.

Recommendation

APPROVE for reason that :-

The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7) and the adopted West Sussex Structure Plan 2001-16 (LOC1, DEV1).

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ei (Materials to match existing)
3. C18Eii (No additional side windows without planning permission)
4. C18Cii (Glazing in north side of conservatory and firstfloor window of extension to be obscured) (amended)
5. C14A i

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