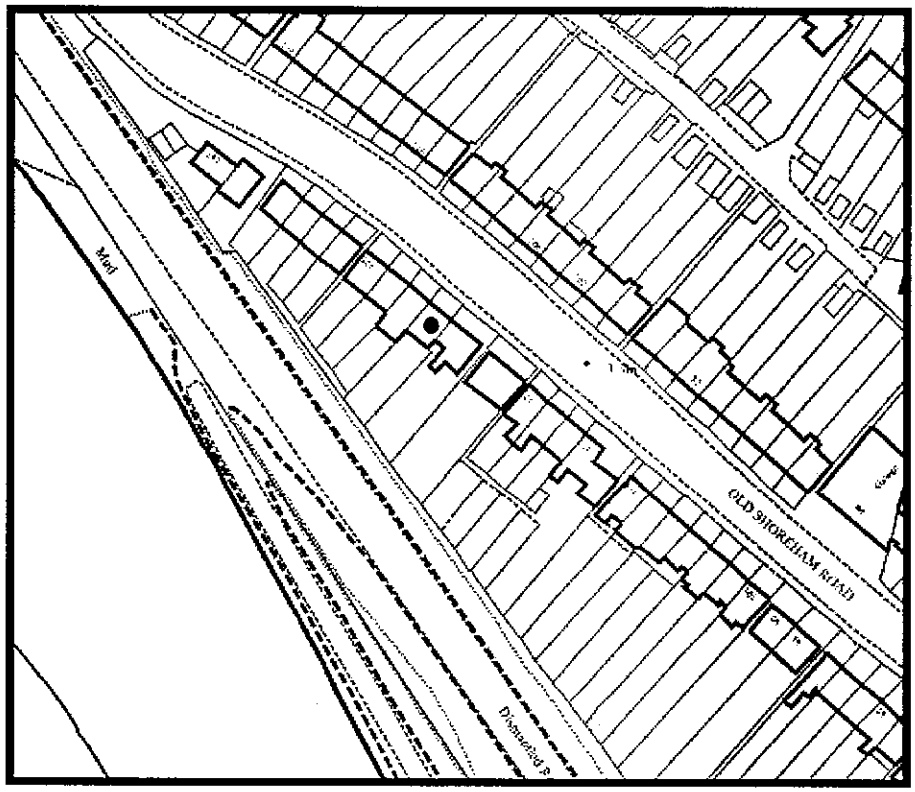
Application Number: ADC/0190/09 Recommendation - APPROVE

Site: 129 Old Shoreham Road, Shoreham-by-Sea BN43 5TF

Proposal: Single-storey rear extension



The Application

The application relates to a 1920's end of terrace house located on the south-west side of Old Shoreham Road. The house is constructed with a red brick front, pebble-dashed side (south-east), and black stained weather boarded rear elevation. It has a gabled roof of natural slate, and a small front projecting bay window with a tiled roof. To the rear is a conservatory and, adjacent to the boundary with the neighbouring house to the south-east (No.127), a small 3m deep single-storey flat-roofed extension (WC).

The proposal is to demolish the existing conservatory and extension, and, as amended, to replace it with a single-storey extension with mono-pitched (lean-to) roof across the whole rear of the house. The amended plans show that the extension would be 5.9m wide by 3.5m deep (reduced from 3.9m as originally submitted).

To the south-east of the application site is a 1950's detached house (No.127), which observes the same original building lines as the application house and the rest of the street. No.127 has been extended with an attached garage which abuts the SE side of the application house.

A previous application for a first-floor flat-roofed rear extension to the bathroom of No.129 was refused by the Committee in 2008 (ADC/0168/08). This was for the reason that:-

1. The proposal would form an obtrusive and incongruous feature that would be visually out of keeping with existing development and detrimental to the environment, thereby conflicting with the policies of the West Sussex Structure Plan (CH1, DEV1) Adur District Local Plan (AG1, AH7)

Consultations and Representations

Third Parties: There is a letter of objection from the residents of No.127, the house to the SE. Concerns are raised that the proposed extension would be completely out of character with the rest of the house, having been designed with interlocking concrete tiles and a brick faced side wall, whereas the original house has a slate roof and pebble-dashed side wall. They also feel that the proposed extension due to its highest point being much higher than the existing flat roofed extension will cast a greater shadow over their property, thus depriving them of natural light. They also state that the plans as originally submitted (both the OS sitemap and 1:500 scale plan) are incorrect and have been re-drawn approximately one metre over the boundary into their land.
[NB: the residents of No.127 Old Shoreham Road request to speak at the Committee meeting]

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)
PPS25 ' Development and Flood Risk' (ODPM 2006)

Planning Assessment

Policies

Policy AH7 of the Local Plan 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.

Visual amenity

It is considered that the scale and form of the proposed extension is appropriate for the size of the site. As to the materials, the existing house is made up of a mixture of different external materials, with faced brick and pebble dashed render being most visible from the street. The surrounding houses which are of similar age and design have a mixture of original slate tiles and concrete replacements. Concern was raised that the sloping roof of the extension should be tiled in a material that matched the original roof tiles of the house rather than a more modern concrete type. Consequently, the applicant has amended the proposals to show a slate tile to be used on the sloping roof. Additionally the SE side elevation has now been specified to be coated in pebble-dashed render.

Residential amenity

As originally submitted, the proposed extension would have been 3.9m in depth, with a wide rear roof overhang which would have projected a further 0.8m to the rear (4.7m in total). The above Development Control Standard states that single-storey extensions on

terraced houses should not project more than 3.5m beyond the rear of the attached house(s) if they are within 1m of the side boundary. This is to protect daylight levels and prevent an overbearing effect or excessive reduction of outlook.

The adjacent house (No.127) is a detached house linked to No.129 by its garage (2.5m wide). The rear part of No.127 comprises of a living/dining room with a rear (south-west) window 0.7m from the corner of the flank wall and approximately 3.2m from the side of No.129 and its proposed replacement extension. There are no ground floor side windows. The window in the rear of the garage of No.127 is not comparable to that of a habitable room.

As originally proposed, it was considered that the flank wall of the proposed replacement extension would have been overbearing on No.127 due to its overall depth of 4.7m (including roof overhang). As a result, the applicant has reduced the depth of the extension to 3.5m (4m including roof overhang). This is only about 0.5m deeper than the extension that currently exists and 0.6m higher where it joins the main rear wall. The separation distance between the habitable parts of the two houses is considered to be adequate to prevent there being an unacceptable effect on No.127 from the proposal as now amended.

The houses have rear gardens which back onto the raised footpath along the former railway embankment with river beyond. The bank is thick with bushes and trees which obscure the rear of the houses from view in most cases. To the rear of No.133 (to the NW) is a large sycamore tree approximately 10-12m in height. Its location is due west of the objectors' property and it has a greater effect on natural daylighting than the proposed extension, which would only be slightly larger from the side than the existing extension.

The attached house to the north (No.131) has a rear extension which projects into the rear garden by 3m. The proposals would not have a harmful effect on the outlook, privacy or amount of daylight for that property.

Flood risk

The application site is located within Flood Risk Zone 3A as identified in the Worthing & Adur Strategic Flood Risk Assessment. For minor developments such as householder extensions reference is made to the Environment Agency's 'standing advice'. In accordance with this, the applicant has submitted a statement of flood mitigation measures which include: construction methods and materials which would be resilient to flooding and would suffer minimal damage if flooding were to occur; a 100mm concrete slab embodying waterproofing membranes to minimise the passage of water through the ground floor; raised height of doorways and use of PVC external door frames and windows; and where possible all services are to be placed above the predicted flood levels.

Other matters

The issue raised by the objector about the position of the side boundary shown on the applicant's plan is a civil matter outside the Council's jurisdiction. The applicant has submitted a letter from the Land Registry which states that the title to both properties is registered based on the position of the boundary as shown on the Ordnance Survey (ie. with the 'step' in it). In any case, the side wall of the proposed extension follows the line of the existing extension and does not project onto the disputed area.

Recommendation

APPROVE for reason that:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7)

1. C1Ci (Standard time limit)
2. C14Ai (Permission relates to the amended plan received on 7 July 2009)
3. C18Eiv (No windows to be formed in the in the SE side wall of the extension without planning permission)
4. C12Eii (SE side wall of the extension to be externally completed in a natural pebble-dashed render, rear wall in matching bricks and roof to be of natural slate unless otherwise agreed in writing by the LPA) (amended)

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