Expiry Date - 12/01/2011

Development Control – Delegated Officer Report

Application Number: ADC/0448/10 **Recommendation – Permit Application**

Site: **228 Harbour Way Shoreham-by-Sea West Sussex BN43 5HZ**

Proposal: **Single-storey rear extension**

The Application

The application property is an end of terrace dwelling with a distinct mono pitched roof on the west side of Harbour Way. It is one of a number of similar dwellings in this part of Harbour Way. The dwelling has a flat-roofed L-shaped single storey rear extension and it is proposed to infill the 'L' across the rear with a day room extension. It will be flat roofed and measure 4.3m wide3.2m deep and 3m high. It will have glazed concertina doors on the rear elevation and two glazed lantern rooflights.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

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 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It 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.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The extension is a modest addition which will not harm the character or appearance of the dwelling. Being at the rear, it will not be visible from the street.

Residential amenity

The extension will be screened from the attached neighbour to the south by the existing extension on the southern boundary. To the north, 228a is positioned further forward than the application property while No.228 is angled away from its neighbour. The proposed extension will be 5m from the boundary and will not adversely affect the residential amenities of the occupiers of 228a.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. This permission relates to the following approved plans date stamped received 17 November 2010:

Expiry Date - 12/01/2011

Drawing No. HW/2009/285/01 (Proposed Plans and Elevations), Location Plan, Block Plan
Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 7 January 2011