Expiry Date - 11/01/2011

Development Control – Delegated Officer Report

Application Number: ADC/0446/10 **Recommendation – Permit Application**

Site: **10 Garden Close Shoreham-by-Sea West Sussex BN43 6BR**

Proposal: **Single-storey rear extension**

The Application

The application relates to a semi-detached bungalow on the east side of Garden Close. It is proposed to construct a single storey flat-roofed rear extension measuring 3.5m deep and 2.7m high across much of the width of the dwelling and up to the boundary with the attached bungalow.

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) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan, relation specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the

neighbouring dwelling and be sympathetic to the original dwelling. Supplementary Planning Guidance in DC Standard No. 3 'Extension and Alteration to Dwellings' states that single-storey extensions on semi-detached or terraced properties that are within 1 metre of a side boundary with an attached dwelling should normally be no deeper than 3.5 metres, to protect outlook. A rear extension should also allow the retention of garden area of at least 11 metres in depth.

Visual amenity

The rear extension is 3.5m deep and complies with the Council's DC Standard for residential extensions. It is flat-roofed but will not be seen from the street.

Residential amenity

The rear ground floor extension will be immediately on the boundary with No.9 to the south and will project 3.5m to the rear. The proposal is not considered to result in any serious loss of light or outlook to the occupiers of that dwelling.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. This permission relates to the following approved plan date stamped received 16 November 2010:
   Proposed Plans, Elevations, Site Plan and Block Plan
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 4 January 2011