Expires 11/6

Development Control – Delegated Officer Report

Application Number: ADC/0150/09 **Recommendation – Permit Application**

Site: **46 Victoria Road Shoreham-by-Sea West Sussex BN43 5LA**

Proposal: **Single-storey side/rear extension**

The Application

The application site is an end of terrace dwelling which lies directly to the north of the railway line. It has a pitched roof detached garage to the side (south). It is proposed to construct a single storey kitchen extension behind the garage at the side of the dwelling, projecting 3m to the rear. It will have a pitched roof to a height of 4.5m and will be set into the ground by 0.9m. It will have an irregular shape, to follow the site boundary, and will have a parapet wall on the southern boundary to prevent encroachment over railway land. It will have a tiled roof and painted pebbledash walls to match the house. A small outbuilding is to be removed in order to accommodate the extension.

Consultations and Representations

Consultations/Comments

Network Rail - South East No comment

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 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. 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 will be built off the south east corner of the house and will be hidden to some extent by the existing garage. While it has a different roof pitch than the garage (to match the house) and has a higher ridge, it will have an acceptable appearance in the street scene, being only glimpsed behind the existing garage. Furthermore, it will be set back from the road by 9m, and screened from the south by the railway embankment and trees, and will not be a particularly prominent feature.

Residential amenity

The extension will be located on the southern boundary, furthest from the attached house to the north, and will have no adverse impact on residential amenity. The railway line lies to the south and there is a 23m distance to the dwelling to the rear. The proposal is considered to be acceptable in amenity terms.

Recommendation

APPROVE for reason that :-

1PPi (amended) delete WSSP policies

Subject to:

1. C1Ci
2. C12Ei (amended) Delete WSSP policy

Case Officer [redacted] Date 14.5.09