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Development Control – Delegated Officer Report

Application Number: ADC/0030/08 **Recommendation – Permit Application**

Site: **15 The Drive Shoreham-by-Sea West Sussex BN43 5GA**

Proposal: **Two-storey side extension with attached garage (amendment to SU/202/04 to increase depth of two-storey extension with additional side windows)**

The Application

The site is located within the built up area of Shoreham, a two storey, gable-ended semi detached dwelling house dating from the 1930s. It has a distinctive 'kink' in the roof pitch, which adds to its character. The pair of semi detached dwellings occupy a splayed position at the junction of The Drive and The Driveway, sited slightly below the level of the adjacent pavement in The Driveway.

Permission is sought for a two storey side extension which incorporates the existing ground floor single storey extension and the removal of an existing detached garage. The proposed two storey extension will be built in line with the front of the property in line with the existing single storey extension. This two storey extension will have a pitched and gabled roof to match the design of the house and will extend in line with the rear of the dwelling. The existing garage which is positioned at an angle to the main house, is adjacent to the west side boundary and fronting onto The Driveway. It is proposed that this garage is to be demolished and a new single garage is proposed to be attached to the two storey extension and will follow the building line of the existing dwelling set back by 1 metre from the front elevation. The property currently has two vehicular accesses, it is proposed that the western access onto The Driveway is to be blocked off.

There is an outstanding unimplemented permission for a two storey side extension and garage which was permitted in October 2004, SU/202/04, which is similar to the current proposal however the first floor component of the proposal is limited to part of the building above the existing ground floor extension only, the proposed gable roof is also set lower than the ridge height of the existing building, the proposed side garage extension remains the same as in the current proposal. This permission follows the refusal of a hipped roof two storey extension which despite its limited depth and lower ridge height its increased width and unsympathetic design resulted in a proposal that was considered to detract from the appearance of the existing dwelling and owing to its prominent siting would form an obtrusive and incongruous feature that would be out of keeping with the surrounding area.

Consultations and Representations

Third Parties:- No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control Standard No. 3 'Extension 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 areas, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, relates 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.

Visual Amenity

The site is prominent being on the corner of the Drive and The Driveway. Having said this when viewed within the street scene once the existing single storey garage is removed due to the angle of the building within the plot there is space to accommodate this form of development. There is a minimum distance of 5 metres between the side of the proposed single storey garage and The Driveway and a distance of 11 metres between the front of the extension and The Drive. It is not considered that the increased ridge height to meet the height of the original building (the previously approved application had a reduced ridge height) will have any adverse impact on the character of the street scene or the existing property, it will continue the simple gable roof design of the existing building. Due to the position of the building and its proximity to the adjacent dwelling to the west no. 20 The Driveway the rear part of the extension will be screened to some extent and will not increase the bulk and scale of the building to an unacceptable degree. There is a minimum distance of 2 metres between the boundary with no. 20 The Driveway and the rear part of the two storey extension.

Residential Amenity

As the proposed extension is to the side of the building adjacent to no. 20 The Driveway this is the only likely property to be affected in this case, although the proposal will be visible from other properties opposite the site. No. 20 The Driveway has an existing single storey flat roof garage built up to the boundary with no. 15 The Drive, there are no ground or first floor windows on

the side elevation of the neighbouring property which will face onto the boundary. The proposed extension will bring the building closer to the boundary of no. 20 The Driveway although there is not considered to be a significant impact which would warrant a refusal in this case.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer.....Date.....21/2/08

PB 21/2/08