Expires 13/3/07.

Development Control – Delegated Officer Report

Application Number: ADC/0033/07 **Recommendation - Application Permitted**

Site: **67 Beach Green Shoreham-by-Sea West Sussex BN43 5YE**

Proposal: **Two-storey rear extension**

The Application

The property consists of a large two storey detached house, with brick elevations and a gabled roof. The property is located on the south side of Beach Green.

The application proposes to add a first floor extension over an existing single storey rear extension protruding 3m and extending 10.5m across the rear elevation of the house. The width of the single storey rear extension will also be increased slightly by moving the side walls out by 45cm on each side to align with the existing side walls of the house. The first floor rear extension will have a double pitched roof with the ridge lines slightly below the existing ridgeline and an eve line level with the existing eves.

The extension will provide additional bedroom floor area on the first floor.

Consultations and Representations

Third Parties
No third party letters have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The key planning considerations of this application are the effect of the proposed alterations on the character of the dwelling and nearby area and the surrounding residential amenity.

The design of the proposed first floor rear extension is considered to be consistent with the scale and design of the existing house. The rear extension will not be viewed from the street scene. It is noted that a previous first floor extension had been approved on the site by SU/88/02/TP which was of a similar scale with a different hipped roof design. The previous approval was never constructed on the site.

The first floor extension is to extend 3m from the rear elevation over an existing single storey extension. The rear extension is located approximately 1m from the western side boundary and 3.5m from the eastern side boundary. Council's Development Control Standards No. 3 'Extensions and Alterations to Dwellings' requires two-storey extensions to be set back at least 1m from side boundaries to avoid any detrimental impacts on adjoining properties. As the proposed rear extension meets the standard set back distances it is determined not to have a detrimental impact on adjoining properties in terms of loss of light or overbearing effect. It is also noted that no. 69 Beach Green to the west of no. 67 Beach Green has permission for a two storey infill extension almost level with the rear extension proposed at no. 67 Beach Green up to 1.5m from the shared boundary.

The closest adjoining property to the rear is located approximately 32m from the rear elevation of the extension. As the distance between the two properties exceeds 22m, the minimum distance between rear facing windows specified in Council's Development Control Standard No. 3, there should be no overlooking impacts on the adjacent rear property.

The ground floor rear extension already contains a window and door to the east elevation and a window to the west elevation. The ground floor side walls are to be taken out approximately 45cm to align with the existing side walls of the house and the existing windows are to remain in each of the side elevations. Given that the side windows are already present on the ground floor extension, the movement of the walls out by 45cm is not considered to significantly increase any overlooking impacts. There are no side windows proposed in the first floor of the rear extension.

Recommendation

APPROVE for reason that:- 1PPi

1. C1Ci
2. C12Eii
3. C18Eii '...eastern ~~and~~ or western side walls of the extension...'

Case Officer:.....

Date:22/2/17.....

23/2