expires 12/10

Development Control – Delegated Officer Report

Application Number: ADC/0324/09 Recommendation - Permit

Site: **376 Upper Shoreham Road Shoreham-by-Sea West Sussex BN43 5ND**

Proposal: **Single-storey rear extension (including rear gable)**

The Application

The application property is a detached bungalow located on the north side of the road 20m to the east of the junction with Erringham Road.

Permission is sought for a single storey rear extension across the whole rear of the dwelling. The extension would have a ridged gabled roof to the east side running north to south, and a hipped ridged roof across the western side running east to west. The extension would be 10.5m wide, by 3m in depth, by 5.2m – 4.3m in height. The extension would house a bedroom, kitchen and extended living area.

To the west of the site is another detached bungalow (No.378), which has been extended with a flat roof side extension which projects past the rear of the application property by approximately 4m. The site is separated from the No.378 by a 2m high brick wall the whole of the west side boundary. To the north is a detached house fronting Erringham Road (No.2), with its garden running east west with a detached flat roof garage running across the majority of the rear of the application site. To the east is a large plot housing an electricity sub-station.

Consultations and Representations

Third Parties: There have been no objections to the proposals.

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 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.

Visual amenity
The proposed extension would be to the rear of the property partially obscured from view to the road by the existing dwelling. The open frontage of the electricity sub-station site would mean the extension could be viewed from the east. The proposed development has a dual pitched roof with the eastern side having a ridge that would run north to south. It is considered to be sympathetic to the design of the original house, and would not be particularly over dominant or out of scale.

Residential amenity
The bungalow to the west is well screened by a 2m high boundary wall, and the blank side wall of its own side extension. It is not felt that the proposals would impact the neighbour to the east, through loss of light, outlook or privacy.

To the rear No.2 Erringham Road is located 17m away, however their garage stretches the whole rear of the site boundary. The above Development Control Standard states that a garden length of 11m should be retained to prevent loss of privacy to the rear of dwellings located directly to the rear. In this case a garden of only 9m would be retained. However due to the orientation of the property to the north being sideways on and the good screening existing in the form of a garage and 2m high fence it is considered that there would be no loss of privacy.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12Eii

Case Officer: [redacted]
Date: 25/9/09 PB 25/9