expires 15/10

Development Control – Delegated Officer Report

Application Number: ADC/0327/09 **Recommendation - Application Permitted**

Site: **8 The Curlews Shoreham-by-Sea West Sussex BN43 5UQ**

Proposal: **First-floor side extension**

The Application

The application property is an end of terrace 3-bed dwelling on the west side of The Curlews, a cul-de-sac located to the north of Nicolson Drive. The dwelling presently has a single storey side extension and rear conservatory. It is proposed to extend above the ground floor extension at the side to form a fourth bedroom.

The dwelling is located at right angles to the adjacent terrace, the end property of which has already extended over two storeys at the side.

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 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.

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 set behind the front of the building by 3.7m and set down from the ridge, resulting in a subservient addition which will not harm the character of the dwelling. There will be a closing of the gap between the adjacent terraces but this will not be obvious from the entrance to the street as the dwelling and extension is tucked away in the north west corner cf the cul de sac.

Residential amenity

The extension is at right angles to the adjacent dwelling and will not result in a loss of light to or outlook from the extension at that property, which only has one window on its side elevation which faces west rather than towards the proposed extension.

At the rear, the nearest dwelling is some 20m away and will not be adversely affected by the proposal or by the proposed porthole window at first floor.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci
2. C12Eii
3. C14Ai 9 September 2009 AH7
4. C18Eiv amended. "..the north side wall of the extension"

Case Officer. [redacted]

Date 17/9/09

[redacted]

17/9