Expiry 30/12/08

Development Control – Delegated Officer Report

Application Number: ADC/0529/08 **Recommendation – Permit Application**

Site: **23 Ormonde Way Shoreham-by-Sea West Sussex BN43 5YB**

Proposal: **Single-storey rear extension**

The Application

The site is located within the built up area of Shoreham Beach, a three storey terraced town house with a garage at ground floor with a driveway and vehicular access from Ormonde Way. The dwelling has a long narrow rear garden with a public footpath to the rear and the river beyond.

The terrace when viewed from the rear consists of some small additions, e.g. a single storey flat roof extension at no. 27 and a balcony at no. 21. No. 23 has an existing flat roof two storey extension built within the recess which brings the dwelling in line to the rear.

Permission is sought to extend the dwelling at single storey to the rear to provide an additional bedroom and dining room. The two elements of the extensions are separate with a party wall. The extensions are also proposed to be at different levels, the highest the dining room extension at 3.7 metres with a lantern roof light also proposed, this extension is 4 metres in depth. The bedroom extension is 3.5 metres deep at a reduced height of 2.7 metres.

Amended plans have been received to reduce the height of both parts of the extension to 2.7 metres and the depth to 3.5 metres. It was considered that the previous proposal resulted in an unacceptable design which was detrimental to the character and appearance of the building when viewed from the public footpath. Also due to its height and depth it would have resulted in a loss of light and overbearing impact on the adjacent properties in the terrace.

Consultations and Representations

Third Parties: - One letter has been received from no. 21 Ormonde Way stating that the extensions as originally submitted are not in keeping with the style of the existing buildings and that there will be loss of light to the garden and overlooking.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): CH1, DEV1
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'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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.

Residential Amenity

Both the terraced properties either side of the site will be affected by the proposal as the extensions are to be built up to the boundary. It is however considered that as a result of the amendments to reduce the height of the extensions to 2.7 metres and 3.5 metres in depth there will be no significant loss of light or overbearing impact to warrant a refusal in this case. The extension complies with the Council's Development Control Standards. There are no windows proposed on either side elevations.

Visual Amenity

Although there is some screening to the rear of the row of terraces due to trees and vegetation the extension will however be visible from the public footpath to the rear of the site. The amended plans represent an improved design by making both parts of the proposed extension the same reduced height and reducing the over all depth. The flat roof design is not out of keeping with the design and appearance of the existing buildings which have both flat roofs and flat roof dormers as part of their original design.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C14Ai – ~~23rd December 2008~~ 7th Jan 2009.
4. C18Eii – east or west wall of the extension.

Case Officer.....[signature].....Date...23/12/08.....

PB 23/12/08

Planning Services Manager.....[signature].....Date....2/1/09.....

Chair of Development Control Committee Cllr A. Mills Date 5/01/09