Expires: 09.11.09

## Development Control – Delegated Officer Report

**Application Number: ADC/0361/09 Recommendation - Permit**

**Site:** **17 Corbyn Crescent Shoreham-by-Sea West Sussex BN43 6PQ**

**Proposal:** **First-floor rear extension**

### The Application

The application property is the southern half of a pair of semi-detached houses located at the western corner of Corbyn Crescent. The dwelling is in-set from the road on the west side of a pedestrian path that serves No's 17 – 27.

The property has a gable ended roof with front gable detail, and is of painted render finish. To the rear the original single-storey, mono-pitched roof extension has been demolished and in its place a single-storey flat roofed extension across the whole rear of the property. The existing extension is stepped in design with the north part being 3.3m in depth, and the southern part being 2m. The rear roof slope has two separate eaves level with the southernmost part being 0.6m lower than that of the northern side.

Permission is sought for a first-floor rear extension atop the shallower part of the existing rear extension. The proposal would be 3.6m wide, by 2.0m deep, with a matching eaves level and 2m high hipped roof. The extension would serve as an additional bedroom.

The attached property (No.19) has extended to the south of their original rear projection with a small extension with a sloping tiled roof. To the south is No.15, the northern half of a pair of semi-detached houses. It is sited fronting directly onto Corbyn Crescent and as a result it is at an angle to the application property, separated by a 1.8m high fence.

### Consultations and Representations

***Third Parties:*** There have been no third party 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.

Development Control Standard No.3 states that two-storey rear extensions that are within 1m of a side boundary with an attached dwelling, should normally be no deeper than 2m, and they should have a pitched roof to match the existing house. Two-storey extensions abutting the boundary will usually not be permitted.

***Visual amenity***
The application as originally submitted was designed to have a higher eaves level than the part of roof to which it would attached, and a tile-hung exterior finish. It was considered that this would have created an incongruous feature that was unsympathetic to the original dwelling and surrounding area. Consequently the applicant has amended the design of the extension so that now it would have a painted render finish to match the existing house, and an eaves level that has been lowered to match the roof. The proposed window has been changed to be part dormer due to the reduction in eaves height which is considered acceptable.

The proposed extension would not be particularly large and although the ground floor extension results in the rear garden being reduced to 10m, the part of the garden where the extension would be located is long enough to prevent it from appearing cramped or overly large, with a 1.1m gap still being retained to the side boundary.

***Residential amenity***
The proposed extension would be sited directly to the north of No.15, which has halfway along its north elevation a kitchen window. The extension would not be directly in front of this window, and due to the siting to the north would not have a direct impact on the amount of daylight available. The outlook from the window is of the side of the application property and the existing boundary fence. It is not considered that there would be a loss of outlook that would warrant a refusal in this case.

Two houses directly to the west in Eastern Close (No's 17 & 18) are 25m away from where the bedroom window of the extension would be located, and despite the lengths of gardens being relatively small (10m) it is considered that, on balance, there would not be a loss of privacy to facing rear rooms, or to the rear garden of No.15 where views would be angled across the rear of their garden.

The proposed extension would located 3.9m away from the common boundary with No.19 and will not have a detrimental effect on sunlight, outlook of privacy as a result.

**Recommendation**

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12Eii
3. C14Ai – 20.10.09, AH7 of the ADLP
4. C18Eiv – South East

Case Officer: [redacted] PB 23/10/09
Date: 22/10/09