Expires 19/3

Development Control – Delegated Officer Report

Application Number: ADC/0042/07 **Recommendation - Permit Application**

Site: **20 The Avenue Shoreham-by-Sea West Sussex BN43 5GJ**

Proposal: **First-floor rear extension (with rear gable)**

The Application

The application property is a 1950's detached chalet style dwelling located on the south side of The Avenue. It features an 'L' shape roof with front and rear dormers housing three bedrooms and a bathroom with a flat roofed ground floor extension and large conservatory added at the rear. The property is set back 5 metres from its neighbour to the east with a duel access driveway and large tree (to be removed) at the front and a good sized garden backing on to land belonging to 9 Downsway at the rear. The Avenue itself traverses a small valley with the land and properties to the west on notably higher ground. No.20 and its neighbour No.22 are located on the lowest plots.
The proposal is to remove the existing rear dormer and extend above the flat roofed ground floor extension with a 1.3 metre wall (rendered to match the existing walls) and a gable ended pitched roof. The resultant structure would compliment the existing front gable and add symmetry to the profile of the property. An enlarged bedroom would occupy the additional space whilst a small dormer is to be built in the south west roof valley to house a new toilet room.

Consultations and Representations

Third Parties

No observations have been received.

Contributors

No observations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7

West Sussex Structure Plan: DEV1

Planning Assessment

It is not considered that adding the rear first floor roof extension will pose any significant detriment to the amenity of the neighbouring properties. Although bulky (with a ridge length of 6.7 metres and volume of 68 cubic metres), the extension will be located on the south east of the dwelling and consequently will have little impact on the properties to the west which are built on slightly higher ground and with more advanced rear building lines. To the east the extended roof will be visible from a number of distant dwellings but will impact most significantly on the adjacent property (No.22). This dwelling is situated 10 metres in advance of the proposed rear extension and consequently may lose daylight and outlook from the ground and first floor windows. However, due to the SSE rear aspect of the dwellings on The Avenue direct sunlight to these windows will only be hindered in late evening whilst a loss of outlook would only be from acute angles toward the hillside. The plans indicate that there will be no additional windows in the east elevation causing no overlooking issues towards the rear gardens of neighbouring properties in this direction. There are no properties to the rear.

The small dormer in the south west roof valley offers no planning concerns aside from the need for the window to be obscured in order to protect the privacy of the applicant and to prevent overlooking onto the rear garden of No.18.

The design of the extension is in keeping with policy AH7, with the rendered walls, low eaves lines and pitched roof respectful to the design and character of the original dwelling. The replacement of the awkward rear dormer with a pitched roof will serve to enhance the visual appeal of the dwelling from both the rear and eastern aspects.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci (standard time limit)
2. C12Eii (external materials to match existing)
3. C18Ci '.....the west side....' (glazing in side elevation to be of obscured glass)
4. C18Eiv '.....the east roof plane or wall of.....' (no windows to be formed in the side wall of the extension without planning permission)

Case Officer.....

Date...13/2/07

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