PE
~~21/2/08~~
expiry
20/3/08

Development Control – Delegated Officer Report

Application Number: ADC/0043/08 **Recommendation – Permit Application**

Site: **3 The Moorings Shoreham-by-Sea West Sussex BN43 5JB**

Proposal: **First-floor rear extension and pitched roof on remainder of existing groundfloor rear extension**

The Application

The site is located within the built up area of Shoreham Beach within a small cul-de-sac of detached and semi detached two storey dwellings. The application site is a two storey semi detached dwelling set back from the highway with parking to the front, there is an integral garage and porch to the front under a flat roof projection. The property has a long rear garden approximately 25 metres in depth. As existing there is a single storey flat roof rear extension which was built under the property's permitted development rights in 1986. This extension is 3 metres in depth and extends the width of the property providing an extended lounge/dining area.

Permission is sought to extend the dwelling at first floor level to provide space for a larger master bedroom with ensuite, an additional window is to be inserted in the eastern elevation to serve the ensuite. The property will remain as a three bedroom house. The extension will be built above part of the existing flat roof extension projecting by 3 metres with a gable roof. The extension will be 2 metres from the boundary with the attached dwelling. The remainder of the flat roof extension will have a sloping pitched roof added with a roof light. The ridge height of the extension is set down by 0.6 metres from the ridge height of the existing building.

Consultations and Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

Structure Plan policies seek to protect and, where possible enhance the character and distinctiveness of areas, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, relates specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling. Supplementary Planning Guidance in DC Standard No. 3 'Extensions and Alterations to Dwellings' states that two-storey extensions on semi-detached or terraced properties that are within 1 metre of a side boundary with an attached dwelling should normally be no deeper than 2 metres. A rear extension should also allow the retention of garden area of at least 11 metres in depth. Two storey extensions should also have a pitched roof to match the existing house.

Visual Amenity

The proposed extension is to the rear of the dwelling and is therefore not visible within the street scene. The proposal is however visible when viewed from the rear of neighbouring properties. However it is considered that the extension is in keeping in design and scale with the existing building. The shallow pitch roof matches the existing design of the dwelling house. The ridge height is reduced below the main ridge height and the depth of the extension is limited to 3 metres the same depth as the existing single storey extension. This allows the extension to appear subservient to the main dwelling house. The sloping roof proposed to the remainder of the existing ground floor extension will be an improvement to the existing flat roof design.

Residential Amenity

The main properties to be affected in this case are no. 4 The Moorings, the attached property to the east and no. 2 The Moorings, which is to the west. No. 4 has an existing flat roof single storey extension which is similar to the existing extension at no. 3. The proposed extension is 2.4 metres set in from the boundary of the site with no. 4, its depth is 3 metres. The ground floor window nearest to the proposal at no. 4 will be flush with the rear extension due to the existing ground floor extension. The first floor window is however set back from the extension. It is however considered that there will be no adverse impact with regards to loss of light or overbearing impact on this window as a result of the extension due to the limited depth at 3 metres and the distance from the boundary. In the light of the Development Control Standard set out above it is considered that the proposed extension will have limited impact and is therefore acceptable in this case.

No. 2 the Moorings is set back from the highway further than the site therefore the side elevation is set to the west of the site of the extension. There are no

windows on the side elevation of no. 2 therefore there will be no impact on the occupiers of this property.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18E3 –western wall.

Case Officer... N Baker ..... Date... 21/2/08 PB 21/2/08