Expiry Date - 20/12/2010

Development Control – Delegated Officer Report

Application Number: ADC/0418/10 **Recommendation – Permit Application**

Site: **Tollemache 14 Kingston Bay Road Shoreham-by-Sea West Sussex**

Proposal: **Single-storey west side/rear extension linking to existing garage (converted to bedroom)**

The Application

The application property is a detached chalet-style dwelling located between Kingston Bay Road and Forthaven. It has a detached outbuilding at the rear of the dwelling which houses a garage and cinema room. The application proposes to construct an L-shaped extension at the rear of the dwelling to link the house with the outbuilding, converting the garage into a bedroom, and constructing a new attached garage on the driveway at the west side of the dwelling. The link extension will be flat-roofed with a roof lantern while the garage will have a hipped roof to a height of 3.6m. It will be finished in materials to match existing, namely facing bricks and tiles.

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): 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)

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Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It 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. The proportion of the garden area taken up by a proposal should not be excessive.

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 proposed extension is considered to be an acceptable addition which will not harm the character or appearance of the existing dwelling. Much of the extension will be hidden from public view with the new garage at the side set back from the road by over 12m. The addition of the hipped roof over the garage will help to screen the flat-roofed link extension behind.

The rear extension will be 4.8m in depth and will link with the outbuilding, resulting in an overall depth of 11.9m. However, the dwelling sits within a large plot, some 44m in depth, and it is not considered that the proposal will appear cramped or as an overdevelopment.

Residential amenity

The extension is at the rear and side, running along the boundary with 15 Kingston Bay Road. There is a 2m high wall on the boundary which will help to screen much of the 2.5m high link extension. The proposed garage will be constructed on the driveway abutting the boundary where the boundary wall drops in height to approximately 1.2m. There are ground floor windows at the side of No.15 which are double aspect and which serve a living room which also has windows at the front and rear. Consequently, it is not considered that the extension will result in any loss of light or outlook for the occupiers of No.15,

Recommendation

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APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. This permission relates to the following approved plans date stamped received 15 October 2010:
   Drwg MB 0837 Proposed Plans and Elevations, Location Plan
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 1 December 2010