Expires 5/1/09.

Development Control – Delegated Officer Report

Application Number: ADC/0537/08 **Recommendation – Permit Application**

Site: **8 Hammy Close Shoreham-by-Sea West Sussex BN43 6BL**

Proposal: **Single-storey rear extension**

The Application

The application site is the western half of a pair of semi-detached bungalows located on the north side of Hammy Close, Shoreham. As current the property has a small lean-to extension of the rear west elevation and a detached garage accessed via a shared driveway with the neighbouring bungalow to the west. The attached bungalow to the east has a pitch roofed extension off the rear east side approximately 2.5m in depth.
Permission is sought to replace the existing lean-to extension with a large 4m deep brick finished extension across the entire width of the rear elevation. This extension will have a dummy pitch roof disguising two rooflights with French doors and windows on the rear elevation only. It will serve an enlarged kitchen/dining area.

Consultations and Representations

Third Parties

No.9 Hammy Close raises no objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies) AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

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. DC standard No.3 'Extensions and Alterations to Dwellings' states that rear extensions that abut, or are within 1m of a common side boundary with an attached dwelling, should normally be no deeper than 3.5m.

Visual Amenity

The extension will be located off the rear elevation and as such will not be visible from the street. It will be completed in brick to match the host bungalow with a dummy pitched roof on all sides that links with the existing main eaves line.

Residential Amenity

The extension will have windows on the rear elevation only and so therefore will not afford any overlooking potential. The main concern though is with regard to the impact it will have on the outlook of the nearest window to the attached bungalow, No.9. As this property already has a pitch roofed extension off the east side of the rear elevation (constructed in 1968 to a depth of approximately 2.5m) a main window (that appears to serve a lounge) is recessed adjacent to the common boundary with the applicant's bungalow. This extension, with a proposed depth of 4m, will serve to restrict daylight and oppress the outlook to this window due to its proximity and size. The Council's DC Standard recommends that single storey rear extensions on such attached dwellings should be no deeper than 3.5m in order to minimise such impacts. In this instance it is considered necessary to enforce this ruling. Amended plans have subsequently been received indicating this reduced depth on the eastern half of the proposal with the western half remaining at a depth of 4m. It is considered that this is acceptable to bring the extension in line with the DC Standard such that its impact on the recessed window to No.9 will be minimised.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C14Ai '...received on 9 December 2008...AH7....DEV1...'
4. C18Eiv '...east or west walls...'

Case Officer:.....

Date:11/12/08.

PB 12/12/08