Expiry Date - 12/07/2010

Development Control – Delegated Officer Report

Application Number: ADC/0173/10 **Recommendation – Permit Application**

Site: **1 Wessex Walk Shoreham-by-Sea West Sussex BN43 5FZ**

Proposal: **Pitched roof single-storey side/rear extension**

The Application

The site is located within the built up area of Shoreham, an existing two storey end of terrace dwelling within an estate of similar properties. Chanctonbury Drive runs to the west of the site, and continues to the rear into a cul-de-sac which leads to garages sited to the rear of dwellings within the terrace of the application property and serves other terraces to the north. The property has two detached single garages which both have vehicular access to the rear.

There is a footpath which runs to the front of the house which leads to the adjacent properties. The dwelling is set at a lower ground level than the adjacent road, there are currently shrubs and small trees to the side of the dwelling softening its relationship with the street. The planting and sunken ground level combine to screen the existing garages from the front of the site.

Permission is sought to extend to the side of the property at single storey level to incorporate the adjacent single garage. (The other garage directly to the rear is to remain.) Set back to the side of the property a single storey pitched roof extension is proposed to link the house with the garage. This is a narrow extension, 1.4 metres wide and 7.3 metres long. Also proposed is an extension to the rear of the garage, 2 metres deep the same width as the garage. The whole extension including the garage will have a hipped roof with a maximum height of 3.5 metres. The extension will provide a link hallway leading to a utility room, shower room and bedroom 3. Also shown on the submitted plans is a loft conversion with front and rear velux windows. This does not require consent and therefore is not for consideration as part of this application.

Consultations and Representations

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

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'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AG1 of the Local Plan states that development within the built up area of the District will be permitted provided that it does not detract from the existing local urban environment. 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, 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 and accord with the Council's DC standards.

Residential Amenity

As the site is located on a corner, although the extensions will be visible from adjacent dwellings, it is not considered that there will be any adverse impact in this case. The occupiers of the attached terrace to the east will also not be affected with regards to loss of light or overbearing impact due to the minimum distance from the boundary of 4 metres and the extension being limited to single storey.

Visual Amenity

The main issue for consideration here is the impact of the extension on the visual amenity of the locality. The site is relatively prominent being adjacent to the highway. However due to the site being on lower ground level than the highway and the existing side garden area which is well planted and softens the view of the side of the house and the garage buildings, the building is currently not a dominant feature within the street scene.

The proposed extension which incorporates a pitched roof to the existing flat roof garage will be visible within the street scene. The development will also result in the loss of much of the shrubs and vegetation which contribute to the character and appearance of this corner and act as a screen the building. It is however considered that due to the modest scale and width of the extension, the low ground level and subject to a condition requesting that a planting scheme be agreed prior to use of the accommodation that the proposal will be acceptable

Proposed Use of Extension

The plans show the extension as providing a bedroom, shower room and utility with a hall way leading to an additional front door. However the floor plans show an internal door linking the extension to the main house, therefore it is not considered to be a self contained unit. A condition will be attached to ensure that this remain the case and that the extension remains ancillary to the main dwelling.

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Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C5E – AH7
4. Prior to commencement of works,a planting scheme shall be submitted and approved in writing by the LPA which shall include details of all existing shrubs, trees and vegetation on the site and details of those to be retained, together with measures for their protection in the course of development. All planted, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following completion of the development.....as C11Ai
5. The development hereby permitted shall be carried out in accordance with the following approved plans: -

   Drawing no. 1142010/01 - received 17th May 2010
   Drawing no. 1142010/02 – received 17th May 2010

   Reason: For avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker Date 1/7/10
PB 2/7