expires 15/6

Development Control – Delegated Officer Report

Application Number: ADC/0154/09 **Recommendation – Permit Application**

Site: **Flat 1 121 Middle Road Shoreham-by-Sea West Sussex BN43 6LL**

Proposal: **Single-storey rear extension**

The Application

The application site is a two storey end of terrace property which was extended and converted into two 2-bed flats under application reference SU/203/05/TP. The current application proposes to infill at ground floor only a recessed area at the rear of the building, which was formed by the construction of a two storey side extension under the previous application, to form a sitting room. The existing sitting room and kitchen are to be rearranged to enable a third bedroom to be provided.

The extension will measure 3.58m deep, 4.8m wide and 3m high with a flat roof. It will be rendered and painted to match the existing building.

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)

Planning Assessment

Policies

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. The proportion of the garden area taken up by a proposal should not be excessive.

The Council's DC Standards for residential extensions advises that, on semi-detached or terraced dwellings, single storey rear extensions which abut, or are within 1m of a side boundary with an attached dwelling, should normally be no deeper than 3.5m.

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 extension will project out as far as the existing two storey side extension and will 'square off' the back of the building at ground floor level. It will not be visible from the street and, while it further increases the size of the original dwelling, it is not considered to be unduly harmful to the character of the property. A 54sqm garden will remain for use by the ground floor flat which is considered adequate for a 3-bed flat.

Residential amenity

The proposed extension will not have an adverse impact on the occupiers of the first floor flat. It will sit well below the rear bedroom window and will not affect light to or outlook from the flat above.

To the west, the neighbouring dwelling will be screened by the existing two storey extension and is unaffected by the proposal. To the east, the adjoining property may suffer some loss of light and/or outlook by the depth of the extension which is to be constructed immediately on the boundary. However, at 3.58m deep, it is only 0.58m deeper than that permitted under the GPDO and only 0.08m deeper than that considered to be acceptable in the Council's DC Standards. On balance, therefore, it is not considered that the extension, which is 3m high and flat roofed, will adversely affect the residential amenities of the adjoining occupier to any significant extent.

Recommendation

APPROVE for reason that :-

1PPi (amended) delete WSSP policies

Subject to:

1. C1Ci
2. C12Ei (amended) Delete WSSP policy

Case Officer. [redacted] Date 20/5/09

[redacted] 20/5