Ex 18/6/09

Development Control – Delegated Officer Report

Application Number: ADC/0164/09 **Recommendation – Permit Application**

Site: **27 Kings Walk Shoreham-by-Sea West Sussex BN43 5LG**

Proposal: **Provision of 2 rooflights in order to convert part of attached garage to a 'granny' annex**

The Application

The site is located within the built up area of Shoreham, a two storey detached dwelling fronting onto the beach. There is parking to the front with a single storey flat roof garage to the side, along the boundary which has been extended to the rear. There is also a single storey rear extension.

The applicant is proposing to convert the existing garage building into an annex with living space, shower room and a kitchen. The front part of the garage will remain as a garage/store. As existing there is a door and window facing onto the rear garden. Planning permission is not required for the conversion of the existing building only for any external changes proposed. The only external changes are the insertion of two skylights above the kitchen and the bathroom these are 0.5 metres squared and will have a maximum height above the flat roof of 0.32 metres.

Consultations and Representations

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

Adur District Council: - The Environmental Health Officer has no observations to make.

Relevant Planning Policies and Guidance

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'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations to dwellings 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 a sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The proposed skylights will be visible from the adjacent neighbouring property, no. 28 Kings Walk however there is not considered to be any overlooking, loss of light or overbearing impact as a result.

Visual Amenity

The proposed skylights will not be clearly visible in the street scene the garage building is set back to the rear of the dwelling, there is a distance of at least 20 metres between the garage building and the highway.

Recommendation

APPROVE for reason that :- 1PPi

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Case Officer.. [redacted] .....Date.....5/6/09

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