expires 25/6

Development Control – Delegated Officer Report

Application Number: ADC/0165/09 **Recommendation – Permit Application**

Site: **71 Beach Green Shoreham-by-Sea West Sussex BN43 5YE**

Proposal: **First-floor rear extension (amendments to ADC/0355/08 to provide a gabled rather than hipped roof)** — Revised description

The Application

The application relates to a detached house on the south side of Beach Green opposite the entrance to Ormonde Way. The dwelling has a flat roofed single storey extension at its rear which was built at the same time as the house and which steps in at the western end before wrapping around the side of the property. Permission was granted in August 2008 for a first floor extension over this ground floor element to provide larger bedrooms (ADC/0355/08). A balcony is to be formed over part of the flat roof at the rear.

The extension had three hipped roofed elements and this application seeks to amend the roof to provide three gables instead. The bedroom windows not serving the balcony are also to be enlarged to French doors with Juliet balconies (this element does not require permission).

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) (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 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.

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 addition of gables reflects other gabled extensions and features in the vicinity of the site and is not considered to be visually harmful.

Residential amenity

The dwelling is 1.5m from the boundary with no.69 to the east, which is a further 1m from the boundary on its side. No.69 has the same ground floor single storey extension as the application property and would not be affected at ground floor level as a result. The depth of the rear projection and the addition of the gables will have a minor impact on the first floor windows of no.69 but not to the extent to warrant refusal of the application. While the Council's DC Standards recommend a maximum 2m depth for 2 storey extensions, this relates to attached properties only. As the neighbouring dwelling is detached, a 2.8m depth is considered to be acceptable as sufficient light and outlook will be maintained to the first floor rear windows of no.69. The extension will also have a blank wall at the side to prevent overlooking.

To the west, no.73 is 5m away and will not be adversely affected by the proposed amendment.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci
2. C12Eii
3. C18Eii eastern and western (side) walls
4. C18Ci The glazing in the external door to bedroom 3 shall at all times.....
5. The balcony hereby approved shall be not be brought into use until a privacy screen has been erected in accordance with the approved plans
   Reason – To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan

Case Officer. [redacted] Date..12/6/09