Expiry 12/01/07

Development Control – Delegated Officer Report

Application Number: ADC/0444/06 Recommendation - Permit

Site: **244 Harbour Way Shoreham-by-Sea West Sussex BN43 5HZ**

Proposal: **Single-storey side extension**

The Application

The application site is located on the western side of Harbour Way in Shoreham Beach. The site contains a reasonably substantial detached residential dwelling with an attached double garage and balcony at the front of the site. While the garage is substantially attached to the front of the building, it is off set towards the southern boundary by approximately 1.4 metres.

The applicant proposes a small extension to the side of the building with a floor area of 4.48m² and a height of 2.6 metres. The extension has been designed to fit into the gap between the existing dwelling and garage. It appears that the extension will be used as a link between the dwelling and garage and to enlarge the existing study area.

The street contains a mixture of styles of building on relatively large sites. The neighbouring site to the south, 246 Harbour Way, gained planning permission in 2005 for a substantial side and front extension.

Consultations and Representations

No comments or representations have been received in relation to this application.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The Appearance
The existing garage (including the balcony) is significantly higher than the proposed extension and a prominent feature when viewed from the street. The extension fits neatly in behind the garage and is therefore unlikely to be visible at all to most users of the street other than those directly outside the southern end of the property. It is considered that this limited visibility will not result in any detrimental effect to the appearance of the streetscape.

The extension will be visible to the residents of the neighbouring property, 246 Harbour Way. It is considered that the appearance of the extension will be consistent with the appearance of the existing building as it is small in scale, matches the roof line of the garage and will be clad and roofed to match the existing building.

Effect on Neighbours
The extension would be located approximately one metre from the southern side boundary. There is little separation or screening between the properties with the property line consisting of only a very low wall. Both buildings have existing side windows with those at 246 Harbour Way having frosted kitchen windows on the lower storey and a frosted bathroom window on the upper storey. The application site currently has a clear study window and a frosted bathroom window on the lower storey.

The proposed extension will result in the removal of the part of the wall in which the study window is located and its extension outwards towards the side boundary. The plan submitted shows the retention of a window in this side elevation of the same proportions as that existing.

The window in the extension will not be able to meet the 22m separation between windows on adjoining sites and, as there is no physical separation between the two properties, this window could potentially result in some overlooking. However, the window already exists on the original wall and the application effectively only moves it 1.4 metres closer to the boundary, which will not result in any additional overlooking. The proposed window is also of the design whereby only the small higher window on the left hand side is opening. While there is the option of using obscured glass, it is not considered that this is necessary in this case as all the nearby windows in the neighbouring property are already obscured to maintain privacy and the overlooking potential of the new window is no greater than that which already exists.

Effect on the Site
The small side extension does not have any effect on the garden area or provision for parking on the site.

Recommendation

APPROVE for reason that: 1PPi

Conditions

1. C1Ci
2. C12E

Case Officer:.....[redacted].....

Date:.....9/01/07.....