28/6/07
Expiry
Press expiry
31/5.07

Development Control – Delegated Officer Report

Application Number: ADC/0269/07 **Recommendation – Permit Application**

Site: **41 Upper Kingston Lane Shoreham-By-Sea West Sussex BN43 6TG**

Proposal: **Two-storey side extension (garage removed)**

The Application

The application site is a semi-detached property within a road of similar properties within the built up area of Shoreham. The property has a vehicular access from Kingston Lane with off street parking and a front garden area. A flat roof garage is located to the side (south) of the property and is built up to the boundary with No. 39 Kingston Lane. The property also has a rear conservatory.

Permission is sought to demolish the existing garage and rear conservatory and construct a two storey extension to the side of the property. The extension will be 0.3 metres lower than the existing ridge height and will be set in slightly by 0.8 metres from the front of the building. The extension is 3 metres wide (1 metre less in width than the existing garage) and therefore a gap of 1 metre is left to the side of the house.

Consultations and Representations

Third Parties: **-** No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (OPDM 2004)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity

It is considered that the size, scale and design of the proposed extension relates well to the existing building and is subservient to the existing dwelling house. The extension is to be built 1 metre from the boundary which will retain spacing between the properties. The proposal will be in keeping with the character and appearance of the existing building and surrounding built environment and street scene.

Residential Amenity

The main property to be affected in this case is No. 39 Kingston Lane to the south of the proposed extension. There will be no adverse impact on the residential amenities of the occupiers of this property in this case as there are no windows on the northern elevation of this property which will face the proposed extension. The proposal therefore complies with Policy AH7 of the Adur District Local Plan.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing)

Case Officer..... Date.....24/5/07

31.5.07