Expiry Date - 21/06/2010

Development Control – Delegated Officer Report

Application Number: ADC/0148/10 **Recommendation – Permit Application**

Site: **311 Upper Shoreham Road Shoreham-by-Sea West Sussex BN43 5QB**

Proposal: **Two-storey side and single-storey rear extensions**

The Application

The application property is a semi detached hipped roofed dwelling located on the south side of Upper Shoreham Road. The dwelling is at a lower level than the road and has a flat roofed garage at the side. The semi detached pair of dwellings have matching projecting gables at the front. The other half of the pair has previously been extended on two storeys at the side with a catslide roof. This application is seeking to construct an identical extension on No.311, comprising a bedroom and study over a kitchen and garage. A single storey rear dining room extension is also proposed.

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

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.

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 proposed side extension would have a lower ridge and would be sufficiently subsidiary to the main dwelling so as not to dominate or detract from the character of the original building. The construction of the extension will also reinstate symmetry to the pair of dwellings.

The rear extension will have a mono pitch roof and will not detract from the character of the building.

Residential amenity

The side extension will have a catslide roof at the front and will be hipped at the side, thereby reducing the overall bulk at the upper level. The neighbouring dwelling to the east, No.309, has been previously extended at the side and there is a bedroom window facing towards No.311 and a small balcony area. The extension will leave a distance of almost 3m to the side of No.309 but there is likely to be some loss of light in the late afternoon and evening to the balcony. No objection has been received from the occupier of No.309 and it is not considered that the extent of harm to that dwelling, on balance, is serious enough to warrant refusal. No first floor windows are proposed in the side wall of the extension.

The single storey extension at the rear is to be located immediately on the boundary with No.313. It will project by a depth of 3.5m which complies with the Council's guidance on residential extensions. The extension will be raised above natural ground level as the garden slopes gently to the south. This will increase the height of the extension and has the potential to have some impact on the neighbouring dwelling. However, the extension will have a roof which will slope and drop in height as it projects out from the house. No.309 has a pair of French doors on the boundary serving a dining room/living room which will continue to receive light from the south for most of the day. It is not

considered that the impact of this extension will be significant in terms of loss of amenity.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C18Eii side wall
4. The development hereby permitted shall be carried out in accordance with the following approved plan, date stamped received 26 April 2010: Drawing Title: Extensions (comprising proposed elevations, floor plans, section, location plan and block plan).
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 28 May 2010