Expiry Date - 23/06/2010

Development Control – Delegated Officer Report

Application Number: ADC/0151/10 **Recommendation – Permit Application**

Site: **60 Buckingham Road Shoreham-by-Sea West Sussex BN43 5UD**

Proposal: **Removal of existing rear conservatory and erection of a single-storey rear and side extension enlarging existing kitchen and diningroom and incorporating existing outbuildings to form utility and home office space (and rear dormer and removal of rear chimney)**

The Application

The application property is a semi detached dwelling located on the corner of Buckingham Road and Hamfield Avenue. There are a number of outbuildings in the rear garden to the south east of the house, comprising a workshop, garage and store, with a variety of roof styles, dual pitched, mono pitch and flat. There is a conservatory attached to the rear of the dwelling and a mono pitch single storey rear extension.

It is proposed to demolish the conservatory and lean-to extension and construct a new single storey extension across the rear, incorporating the existing outbuildings to form an enlarged kitchen, dining room, home office, hobby room and utility. The rear extension will project to approximately the same depth as the existing conservatory, some 5m from the main rear wall of the house.

A chimney in the rear roofslope of the main house is also to be demolished and a new dormer constructed.

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 ground floor rear extension to the house will be deeper than that usually considered acceptable. However, it will be replacing a conservatory of the same depth and will be largely screened from public view by the existing outbuildings which run along the southern boundary. The dwelling is large and has a generous garden of some 27m depth. The extension will not appear excessively large or out of character.

The rear dormer will sit above the existing dormer and will have a sloping roof to match. It will not be unduly large or dominant on the roofslope.

The outbuildings will be raised slightly (by approx 30cm) but will largely retain their existing form and appearance. An existing garage door opening on the side elevation of the pitched roof section, in front of a vehicular access off Hamfield Avenue, is to be blocked up and replaced with, as amended, vertical glazing in the gable to retain interest. New high level glazing is also proposed in the flat roofed sections on either side. A roof lantern is proposed for the flat roof over the kitchen.

The proposal is prominent when viewed from Hamfield Avenue. However, it is not considered to constitute a significant change to the appearance of the building and the application can be supported on visual grounds.

Residential amenity

The proposed rear extension will have a similar depth and height as the existing conservatory. The attached dwelling to the north has a conservatory nearest the boundary with parapet wall. The proposed extension will be approximately 0.35m higher than the parapet and will not result in any significant light loss. The alterations to the outbuildings on the southern boundary will have no impact on residential amenity.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. The development hereby permitted shall be carried out in accordance with the following approved plans, date stamped received 28 April 2010:
   P1 Rev A (Proposed Ground Floor Plan)
   P2 (Proposed First Floor Plan)
   P3 (Proposed Second Floor Plan)
   P4 (Proposed Roof Plan)
   P5 (Proposed West Elevation)
   P7 (Proposed East Elevation)
   P8 (Proposed North Elevation)
   P9 (Proposed Section AA)
   P10 (Proposed Section BB)
   P11 (Proposed Section CC)
   and P6 Rev A (Proposed South Elevation) date stamped received 11 May 2010
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 1June 2010