Application No.: ADC/0566/07 Recommendation – Permit Application

Site: 28 Sullington Way, Shoreham-by-Sea, West Sussex

Proposal: Ground & First Floor Rear Extensions

The Application

The application site contains the northern half of a semi detached pair of dwellings with cream rendered brick walls and a clay tile part hip ended, part flat roof, located on the eastern side of Sullington Way, Shoreham-by-Sea.

Originally erected in the mid 1930's as part of a 43 dwelling housing estate, a double storey side extension with a flat roof was approved by Council in December 1953. The applicant now proposes:

- A 2.2m deep by 6.3m wide ground floor rear extension to allow for an expansion of the existing dining room; &
- A 2.3m deep by 2.6m wide first floor rear extension to allow for an expansion of an existing upstairs bathroom.

Both extensions are proposed to have a flat roof in keeping with the 1953 double storey side extension.

Sullington Way is characterised by semi-detached double storey dwellings, the majority of which have had varying extensions.

Consultations and Representations

Third Parties: One submission has been received from adjoining No.26 Sullington Way, not objecting to the proposal but requesting confirmation that the works will not cause structural damage to his property, and that the extension will not be used to increase the number of occupants. Council has previously had to investigate claims that the building has been used for Multiple Occupancy.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & Alterations to Dwellings'

Planning Assessment

Visual Amenity, Character & Appearance

Both the depth and the height of the ground floor extension match a similar rear extension that has been performed to adjoining No.26 Sullington Way. The first floor extension matches the existing side extension and essentially

allows it to wrap around the building above the existing ground floor development at the rear of the dwelling.

Located at the rear of the existing dwelling, the extensions are hidden from public view and will therefore not have a detrimental impact on the streetscene or existing character of the area.

The proposed use of matching building materials will ensure that the extension also remains in keeping with the character of the existing building.

Residential Amenity – Privacy

The application actually improves this aspect of the existing development, by removing a side window in the earlier side extension which looks sideways behind the rear elevation of the dwelling directly towards the rear garden of No.26.

Residential Amenity – Daylighting

Given that the only portion of the application that exceeds single storey in height is located roughly in the middle of the building, well setback from either side boundary, the proposal does not pose any adverse impact on adjoining properties in relation to blocking daylight into buildings or rear garden / school playground areas.

Other Issues

There is nothing in the information submitted to suggest that the extensions will be used to increase the number of occupants in the building.

At present Council has no reason to believe that the number of unrelated occupants in the house is above 6 whereby Planning Permission for a Multiple Occupancy Dwelling would be required. The owner has previously been instructed to remove locks on bedroom doors to ensure that the building is occupied and inhabited as a single household, these matters will need to be monitored upon completion of the forthcoming building works.

Recommendation

APPROVE for the reason:- 1PPi

Subject to:-

1. C1Ci
3. C12Ei

Case Officer:.....

Date:19/10/07.