Expiry 4/2/09

Development Control – Delegated Officer Report

Application Number: ADC/0572/08 **Recommendation – Permit Application**

Site: **8 Shirley Close Shoreham-by-Sea West Sussex BN43 6YH**

Proposal: **Single-storey rear extension**

The Application

The site is a semi detached, two storey dwelling within a street of similar within the built up area of Shoreham. The property had a front garden with a hedge to the front boundary with no vehicular access.

Permission is sought for a single storey, flat roof rear extension 3.7 metres in depth, 2.9 metres wide with a maximum height of 2.8 metres. The extension is set in 2.5 metres from the boundary of the attached property no. 7 Shirley Close. The extension will replace an existing store which leads from the existing kitchen, it will provide additional kitchen space and a downstairs toilet.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: - Development control Standard No. 3 'Extensions and Alteration to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

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 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.

Residential Amenity

There will be no adverse impact on the residential amenities of the adjacent properties. The attached dwelling to the west is at a distance of 2.5 metres and with the depth of the extension limited to 3.7 metres there will be no over looking or loss of light in this case. To the east the extension is also set in from the boundary by 2.3 metres.

Visual Amenity

The extension is at the rear of the property and will therefore not be visible in the street scene. The design, size and scale are in keeping with the main dwelling house.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer..... C Barker. .....Date..... 13\1\09.

PB 13/1/09