Development Control – Delegated Officer Report

Application expiry:28.03.07.

Application Number: ADC/0059/07 **Recommendation - Permit**

Site: **55 Victoria Road Shoreham-by-Sea West Sussex BN43 5WR**

Proposal: **Part single/part two-storey rear extension**

The Application

The application property is a north half of a pair of semi-detached houses on the west side of Victoria Road. The houses No's 41 up to 59 are similar in character and all have a two storey flat roof rear projection as a feature of the original building. The proposal is for a two storey- rear extension to attach onto this original feature which would abut the boundary. The proposal would be 2.7m in length at ground floor level and 2.0m in length at first floor level.

Consultations and Representations

Third Parties

There have been no third party representation on this application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, AT12
And Appendix II 'Supplementary Planning Guidance' comprising:- Dev Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The main consideration of the proposals are the effect on the residential amenity of the attached and equally on the visual amenity of the locality.

Development Control Standard No.3 states that two-storey rear extensions should normally have a pitched roof to match the existing house. A false mono-pitch façade, running along all the elevations of a rear extension, may be acceptable where a full pitch would substantially reduce the light to the adjoining properties. It also states that two-storey extensions which are within 1.0m of the boundary with an attached dwelling, should normally be no deeper that 2.0m, extensions abutting the boundary, will normally not be permitted.

The application as originally submitted was 2.25m in length at first storey level with a partial flat roof with angled tile hung sides. This design was considered to be too deep at the boundary with respect to the above Dev. Control Standard and although the design of the roof would have been more in

keeping with the roof of the main house it was considered that it would have been at odds with that of the existing flat roof rear projection.

The design for the proposed extension has been amended to be 2.0m at first-floor level and it is considered that although it would still abut the boundary it would be no more imposing that if it were requested to be inset by 0.1m to satisfy the above design standard. The proposal would be to the north of the attached property and would not have an effect on the amount of direct sunlight available.

The amended plans now show a flat roof design which would be more consistent with the design of the existing rear projection and although it does not comply with the above Dev. Control Standard it would still be acceptable in terms of its design.

The single-storey element of the proposal would be 2.7m in depth at the boundary and would not have an adverse effect on the residential amenity of the adjacent properties and would be in keeping in its design and materials to that of the original building and the locality.

Recommendation

APPROVE for reason that :- 1PPii.

1. C1Ci.
2. C12Ei.
3. C14Ai – amended.
   This permission relates to the amended plans received on 23.03.07 and not to the amended plan originally submitted.
   Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regards to policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*
4. C18Eiv – amended.
   Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the south wall of the extension without the prior permission of the Local Planning Authority on an application in that behalf.
   Reason: *To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

Case Officer:
Date: 23.03.07

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