~~RC~~
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expiry
22/7/08

Development Control – Delegated Officer Report

Application Number: ADC/0281/08 **Recommendation – Permit Application**

Site: **19 Park Road Shoreham-by-Sea West Sussex BN43 6PF**

Proposal: **Single-storey rear extension (conservatory removed)**

The Application

The site is located within the built up area of Shoreham, a semi detached bungalow, with a garden to the front and shared driveway to the side leading to a detached garage. As existing there is a rear flat roof conservatory which 2.3 metres deep and 2.6 metres wide with a height of 2.8 metres.

Permission is sought to demolish the existing conservatory and replace it with a brick built flat roof extension slightly larger at 4.1 metres wide, 3.6 metres deep and 3 metres high. The extension will be set in from the boundary with the adjacent attached property by 2.7 metres.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved policies): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control Standard No. 3 'Extensions and Alterations 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 area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, relates specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling.

Residential Amenity

The main properties to be affected are no. 17 Park Road the attached bungalow to the east and no. 21 to the west which is separated from the application site by a shared driveway. The extension extends by 3.6 metres and is set 2.6 metres from the boundary with the attached property. It is therefore considered that the extension complies with the Council's Development Control Standards and will have no adverse impact on the attached bungalow, no. 17. No. 21 is at a distance of 4 metres from the extension and there are two 1.8 metre boundary fences dividing the properties either side of the shared access. Therefore there is not considered to be any adverse impact with regards to the proposal in this case.

Visual Amenity

The proposed extension is sited to the rear of the property and will therefore not be visible within the street scene. The scale and size of the extension is in keeping with the existing dwelling and although larger than the existing extension it does not dominate the existing bungalow.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Eii
3. C18C3 – east and west side elevations

Case Officer..... L Baker .....Date..... 26/6/08

PB 26/6/08