Expiry Date - 23/11/2011

Development Control – Delegated Officer Report

Application Number: **AWDM/0724/11**

Recommendation – Approve Application

Site: **5 Gordon Road Shoreham-By-Sea West Sussex BN43 6WF**

Proposal: **Single-storey rear extension**

The Application

The application relates to the eastern half of a pair of semi-detached, late 19th century houses, located on the northern side of the road, within the built up area of Shoreham. The existing dwelling has a side access to the rear garden and a two-storey rear projecting element common across it and the attached neighbour (No.3)

Permission is sought for a single-storey, mono-pitched roof rear extension. The extension would be 6.4m wide, by 4.5m deep where it is partially at the side of the existing two-storey return, and 3.5m deep adjacent to the boundary, and 3.7m in height.

The dwelling to the east (NO.5) is of similar design with a two-storey rear projection. It has been extended a the side with an attached garage/store. It abuts the boundary with the site and projects to the rear of the house by 4m.

Consultations and Representations

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

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 Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

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 Council's Development Control Standard No.3 states that side extension which either abut or are within 1m of the common boundary with an attached neighbour should be no deeper that 3.5m.

Visual amenity- scale
The proposed extension would partially wrap around to the eastern side of the existing two-storey rear projection of the house. It would result in the extension projecting to the side by 2.2m, however it would be screened from public views by the existing main element of the building, and the significant set-back from the road. Provided the extension is built in matching materials it is not considered that this would result in an unduly prominent feature that would be unsympathetic in its siting.

The proposed extension is not considered to be overly large or out of scale, and the design is considered to be sympathetic to that of the original building.

Residential amenity – outlook and overshadowing
The application dwelling is separated from the attached dwelling by a 1.6m high wall, with a shrub growing high above, which screens the ground floor of the attached dwelling from view of the site. The proposed extension complies with the above policy and does not project more than 3.5m from the rear elevation. It is therefore not considered that the proposed extension would result in a loss of outlook or overshadowing of the rear, ground floor rooms of No.3.

There currently is adequate separation between the side of the proposed extension to the adjacent house at No.7. The existing attached garage adjacent to the site boundary would effectively screen the proposals from the rear rooms of the neighbour, and it is therefore not considered that the extension would be particularly overbearing or result in a loss of outlook to the windows at the side of No.7.

The proposals would not result in a loss of privacy from the proposed extension which would have no side facing windows.

Recommendation

APPROVE for the reason that:

1PPi

Subject to:

1. C1Ci (standard time limit)
2. C12Eii (external materials to match)
3. C18Eiv (no windows in the east or west of the extension)
4. C1E3

   Drawing No: tp651R/9. Date received: 03.10.11
   Drawing No: tp651R/11. Date received: 03.10.11
   Drawing No: tp651R/10. Date received: 03.10.11

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Case Officer: Carlos Hone Date: 03.11.11
Authorising Officer: Jo Morin Date: 04.11.11