Expiry 13/2/09

Development Control – Delegated Officer Report

Application Number: ADC/0592/08 **Recommendation – Permit Application**

Site: **7 Kingston Bay Road Shoreham-by-Sea West Sussex BN43 5HP**

Proposal: **Single-storey front extension (entrance hall, utility room and garage)**

The Application

The application site is a two storey detached dwelling in a cul-de-sac on Shoreham Beach. The dwelling has a flat, mansard roof, tile hung at first floor level. Either side of the site are two dwellings, Soldiers Point a chalet bungalow, and no. 6 Kingston Bay Road a two storey detached dwelling of similar design as the application site. All three dwellings are set back from the highway and have long driveways accessed from Kingston Bay Road.

Permission is sought to extend the existing dwelling at single storey level to the front due to the angle of the boundary and front driveway the extension will be built at an angle and will provide a garage to the front with utility and entrance hall. The existing integral garage will be converted to a bedroom. The extension has a maximum depth of 11 metres, width of 4 metres and height of 2.9 metres. The extension will be of flat roof design.

Consultations and Representations

Third Parties: - 1 letter has been received from the adjacent property no. 6 Kingston Bay Road stating that there is no objection to the proposal as there will be increased privacy and protection to the neighbouring property.

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 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 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

The main properties to be affected are those either side of the site. Due to the siting of the extension on the north west side of the building there will be no adverse impact on the residential amenities of the occupiers of the chalet bungalow to south west. There will be a distance of 4 metres from the boundary of this neighbouring dwelling.

No. 6 Kingston Bay Road the two storey dwelling to the north will be the main property affected as the extension will be built adjacent to the boundary with this neighbouring property. The site is at a slightly lower ground level than no. 6 and there is currently some plant screening on this boundary and a 1.8 metre wall. The planting will remain as it is not within the site. There will be no over looking in this case as there are no windows facing onto the neighbouring property. The occupier of this property has written a letter of support for the proposal stating that this extension will provide privacy to the front of the property. There may be some loss of light to the front of the property (although no greater than as is existing with the plant screening) however this is to three, what appears to be secondary windows and the loss of light is not significant and therefore would not warrant a refusal in this case.

Visual Amenity

The design of the extension is unusual extending to the front of the building, angled along the boundary. It is however considered that the flat roof design and materials used will match the character and appearance of the existing building and the set back from the highway at a minimum distance of 23 metres will mean that the extension is not prominent ~~within the street scene~~ or detrimental to the street scene.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer.....PBarber.....Date.....12/12/09

PB 12/2/09