**Development Management - Delegated Officer Report**

**Application Number:** **AWDM/0759/11** **Recommendation – APPROVE**

**Site:** **61 John Street Shoreham-by-Sea West Sussex BN43 5DL**

**Proposal:** **Removal of existing conservatory and construction of a single-storey side extension and alterations to the rear.**

**Date of site visit:** 07.10.11

**Neighbours checked:** Y

**Additional neighbour notifications:** N

**Proposal**
The application dwelling is the southern half of a pair of semi-detached, 'stucco' rendered, Victorian properties on the west side of the road, within the Conservation Area of Shoreham town centre. The dwelling has a two-story rear projection, with conservatory on the south side, and a rear lean-to with sloping tiled roof.

Permission is sought for the demolition of the side conservatory which abuts the boundary with the property to the south (leaving a small courtyard to its east), and the erection of a single-storey brick built extension with tiled roof. The extension would be 7.3m deep, by 1.2m wide, by 3.3m in height, and it would tie into the side of the existing rear lean-to, which in turn would have alterations to its roof to enable it to match the angle of the proposed extension.

Directly to the south is No. 59, a replica dwelling although handed. At ground floor level it has windows in the north side elevation facing the 1.8m high brick rubble boundary wall (and existing conservatory), and one in the western elevation.

**Consultations and Representations**

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

**Relevant Planning Policies**
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 '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, 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 proportion of garden area taken by the proposal should not be excessive having regard to the character of the area; and it should comply with the Council's adopted standards. In this case, DC Standard No.3 is the most relevant and it includes a requirement for an extension adjoining a side boundary with an attached dwelling not to exceed 3.5m deep and a requirement for minimum rear garden sizes of 11m in length.

***Visual amenity***
The proposed extension would be inset by 0.3m from the main house frontage, and it would result in the creation of an access path from the front to the rear of the property, something which the existing conservatory does not permit. The design is considered to be sympathetic to the host dwelling and to the row of stucco houses in this part of the road. The proposed extension would only be visible in the most direct of views from the front, however it is considered that the proposals would enhance the appearance of the Conservation Area, and the streetscene generally.

***Residential amenity***
The existing conservatory is itself 4m deep and aligned to the most western part of the building, it also directly abuts the 1.8m high solid boundary wall. The conservatory is therefore considered to already will have an impact on the outlook and sense of enclosure of the neighbouring house (No.59). If permitted the extension will be located 0.8m from the boundary, albeit for the full 7.3m of the rear projection of the property. It is however not considered that this would result in a loss of outlook or a more overbearing effect than currently exists. The increase in height of the existing rear lean-to to match the roof detail of the proposed extension is acceptable and would not impact the attached neighbour (No.63) who also has a similar rear extension.

**Recommendation**

APPROVE for the reason that:

1PPi

Subject to conditions:

1. C1Ci (Standard time limit)
2. C12Eii (amended)
   The external walls of the extension permitted shall, prior to commencement of use of the extension, be completed to match those of the existing building, and, the roof of the extension shall, prior to commencement of use of the extension, be finished in a slate tile unless otherwise confirmed in writing by the Local Planning Authority.

***Reason:*** In the interests of visual amenity and to comply with saved policy AH7 & AB4 of the Adur District Local Plan.

3. C1E3 (To be carried out in accordance with)
Drawing : 1:1250 Site Location and 1:500 Block Plan. Date Received: 11 Oct 2011.
Drawing No: Proposed & existing floor plans, and sections: Date Received: 11 Oct 2011.
Drawing No: Proposed & Existing Elevations: Date Received 11 Oct 2011.

**Is recommendation contrary to letter(s) of representation?** No

Case Officer: Carlos Hone Date: 14.11.11

Authorised by: Jo Morin Date: 16.11.11