expires 29.10.09

Development Control – Delegated Officer Report

Application Number: ADC/0347/09 Recommendation - Permit

Site: **370 Upper Shoreham Road Shoreham-by-Sea West Sussex BN43 5QD**

Proposal: **Single-storey west side extension**

The Application

The application property is the western half of a pair of semi-detached 1930's houses located on the north side of the road, adjacent to the junction with Buckingham Avenue. The house is of brick and tile construction with a first floor elevation of black painted beams with rendered panels.

The proposals are for a small single-storey side extension to be used as a ground floor utility room and w.c. The extension would be 2.5m wide, by 4.1m deep, by 3.5m in height (as amended).

Consultations and Representations

Third Parties: The owner of No.4 Buckingham Avenue has written in with no 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, and side extensions clearly visible from the street should have a sympathetic roof form.

Visual amenity
The proposed extension is very modest in terms of the size of the wide side garden, and it is not considered that it would appear cramped or unduly out of keeping. There was concern with the original design of the extension which had a low dummy pitch roof,which was considered to be too shallow to be sympathetic to the dwelling.

The applicant has amended the scheme so that now the dummy pitch roof has been raised in height to 1.2m. This is now more in keeping with the roof form of the original dwelling and is unlikely to have an incongruous appearance from the street.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C14Ai (10.10.09)
3. C12Eii

Case Officer: [redacted] PB 14/10/09
Date: 14.10.09