expires 27/10

Development Control – Delegated Officer Report

Application Number: ADC/0340/09 Recommendation - Permit

Site: **24 Adur Avenue Shoreham-by-Sea West Sussex BN43 5NN**

Proposal: **Single-storey rear extension (with rear dormer constructed as 'permitted development')**

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. The dwelling shares a common vehicular access and driveway with the neighbour to the west (No.26), and a common single-storey rear extension which straddles the boundary with the attached house (No.22), which is used for storage.

The proposals are to demolish the western half of the existing rear extension, and erect a single-storey extension with a mono-pitched tiled roof. The extension would be 6m wide, by 3.6m in depth, by 3.8m in height at the point where the roof meets the existing house.

The house directly to the west has previously been extended with an extension of similar length, which is angled towards the west to allow vehicular access to their detached garage. The application property has had its detached garage demolished, and a pair of doors in the boundary fence allows for vehicular access to a hard standing in the garden.

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.

Visual amenity
The proposed extension would not be out of scale or cramped in its appearance. The tiled mono-pitch roof would be sympathetic to the original roof form of the building and the exterior would be in a matching rendered finish which is considered to be acceptable.

Residential amenity
The proposed extension would be at a maximum (including the eaves) 3.6m in depth, and would attach to the existing rear extension of the pair of dwellings. Whilst the extension would be slightly over the maximum length stated under the above Development Control Standard it is considered that it would have little adverse effect on outlook in comparison to what currently exists.

The neighbour to the west does have an obscurely glazed window in the east side of their own rear extension and to prevent overlooking of the shared driveway it is considered that an obscure glazing condition is warranted in this case.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12Eii
3. C18C3 – west

Case Officer: [redacted] [redacted] 5/10/09
Date: 05.10.09