expires 2/11

Development Control – Delegated Officer Report

Application Number: ADC/0349/09 **Recommendation – Permit Application**

Site: **18 Sullington Way Shoreham-by-Sea West Sussex BN43 6PJ**

Proposal: **Single storey rear extension**

The Application

The application property is a semi detached dwelling located on the east side of Sullington Way. It is proposed to construct a single storey flat roofed extension at the rear measuring 3.6m deep and 2.9m high across the full width of the dwelling.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): AG1, 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, 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.

DC Standard No.3 states that on semi detached or terraced dwellings single storey rear extensions which abut, or are within 1m of a common side boundary with an attached dwelling, should normally be no deeper than 3.5m.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity

The extension is to be flat roofed and rendered to match the match the existing dwelling. It is at the rear of the dwelling and will not be visible from a public area. It is not considered to harm the character of the property or its surroundings. There is a similar extension on the adjoining half of the pair.

Residential amenity

At 3.6m deep the extension does not comply with guidance in DC Standard No.3. However, the proposal will not result in any loss of amenity for the adjoining half of this pair of semi-detached dwellings as that dwelling already has a ground floor extension to the same depth.

To the south, No.16 is separated from the site by a shared driveway and is 4m from the extension. No loss of amenity will occur.

Recommendation

APPROVE for reason that:

1PPi

Subject to:

1. C1Ci
2. C12Ei

Case Officer [redacted] Date 12/10/09

[redacted]

12/10