Development Control – Delegated Officer Report

Application Number: ADC/0336/09 **Recommendation – Permit Application**

Site: **297 Upper Shoreham Road Shoreham-by-Sea West Sussex BN43 5QA**

Proposal: **Single-storey rear extension**

The Application

The site is located in the built up area of Shoreham a large two storey detached property with rooms in the roof which has been extended in various ways in the past. Extensions to the building including single and two storey additions and rooms in the roof with front and rear dormers. The building currently has residential use and the first and second floor accommodates 6 bedrooms. The ground floor comprises a living, kitchen and dining space with study and there is an additional bedroom which currently has no internal access to the main house. Permission was granted in 1983 for a change of use to a residential care home, following this in 2001 a further change of use back to a dwelling house was permitted. In 2004 a further permission was granted for a change of use back to a rest home however this was not implemented and the building continued to be occupied for residential use up until the present day.

Permission was originally sought for two, single storey extensions one adjacent to the eastern boundary and one to the rear of the main part of the house. The extension to the eastern side is to extend from the existing single storey extension (currently accommodating the self contained bedroom.) It is proposed to be 4.5 metres in depth, 4.6 metres in width with a maximum height of 4.6 metres with a hipped roof.

The other component of the application is a form of infill development to the rear of the house with a maximum depth of 5.5 metres, maximum width of 6.8 metres with the main part of the extension being of flat roof design to a height of 2.6 metres with the part furthest from the building forming a pitched roof with a maximum height of 3.4 metres.

The extensions are to provide increased floor space and an improved layout at ground floor level to accommodate the applicants' disabled son. The extensions provide a ground floor bathroom and enlarged family living space.

Consultations and Representations

Third Parties: - Original Plans: - 3 letters have been received. 2 letters stating that they have no objection provided that the property will remain as a family home and there will be no commercial use of the premises. 1 letter of objection has been received from the owner of no. 295 Upper Shoreham

Road stating that the extension would result in a development that would be out of scale and out of keeping with the surrounding properties. The building has been enlarged over time, piece-meal fashion. An extension is not necessary the property can be rearranged internally to accommodate the needs of the applicants son. This extension is as large as the previously submitted two storey extension which was amended. Extension will result in loss of light. Loss of vegetation, unneighbourly form of development, loss of privacy, overbearing impact. The house will have a higher rate of enery consumption.

Amended Plans: - 1 letter received from the owner of no. 295 Upper Shoreham Road. Satisfied that the solution meets the majority of concerns therefore previous objection and request to speak at committee is withdrawn.

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.'
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.

Residential Amenity

The main properties to be affected by the proposed extensions are no. 295 Upper Shoreham Road to the east and no. 299 to the west, both detached two storey residential properties. The bathroom extension to the eastern side is considered to have an adverse impact on the residential amenities of the occupiers of no. 295 due to its depth along the boundary and the fact that the property has already been extended along this side boundary. It is also considered that the extension due to its depth and scale with be out of keeping with the scale and appearance of the existing building. Amended plans have been received which show this extension deleted from the application and therefore these issues have been addressed. The internal layout has been amended to provide the required space and layout.

The family room extension, although a relatively large addition is contained close to the main part of the building and does not extend any further to the rear than the neighbouring property at no. 299. There are no windows on the eastern elevation of the adjacent house that will be affected other than a small

garage window which is not a concern. This extension is screened from the neighbour at no. 295 by the existing house.

Visual Amenity

The extension is to the rear of the building and is therefore not visible within the street scene. The application as amended is considered to be in keeping in size and scale with the existing building, materials will be conditioned to match existing.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. [redacted] 2009, AH7

Case Officer... [redacted] .....Date.....12/10/09.....

[redacted] 13/10/09