Expiry Date - 07/02/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/1068/11

Recommendation – Approve Application

Site: **151 Old Fort Road Shoreham-By-Sea West Sussex BN43 5HL**

Proposal: **Single-storey rear extension with raised rooflight**

The Application

The application relates to a detached two storey dwelling on Shoreham Beach on the north side of Old Fort Road.

Permission is sought for a single storey, flat roof, rear extension with raised rooflight. There is an existing side single storey extension which extends to the rear to the west side of the building which was granted planning consent in 2004, (SU/84/04/TP.) The proposed extension will abut the eastern elevation of the existing extension. It is however not as deep, it has a maximum depth of 4.2 metres with the depth being 3.3 metres adjacent to the boundary with no. 153. The extension has a total width of 7.2 metres, it is 3.1 metres high including the parapet and has a maximum height of 3.7 metres including the raised roof light.

Consultations and Representations

Third Parties : - No third party representations have been 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 extension and alterations to dwellings 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.

Supplementary Planning Guidance is contained in DC Standard No. 3

'Extensions and Alterations to Dwellings.' This states amongst other things that the most important basic principle is that any extension should be in keeping with the appearance, scale, design and materials to the original dwelling and the area in general.

Visual Amenity

The extension is to the rear of the dwelling so is therefore not visible within the street scene. It is not overly large or dominant in relation to the scale of the existing dwelling house and is not out of keeping in design as it matches the height and flat roof design of the existing extension.

Residential Amenity

The proposed extension itself is screened from no. 149 to the west by the existing extension. However the proposed rooflight is visible but this is at a distance of 5.8 metres from the boundary and is therefore not considered to have any adverse impact on the residential amenities of the occupiers of this neighbouring property in this case.

The extension when viewed from the east extends beyond the rear of the existing dwelling by 3.3 metres, it is also set in from the boundary by 0.9 metres. No. 153 to the east also extends slightly further to the rear than the existing rear elevation of the application site. Due to these factors it is therefore considered that there will be no adverse impact with regards to loss of light or overbearing impact on the residential amenities of the occupiers of no. 153 Old Fort Road.

Recommendation

APPROVE for reason that :-

1PPi

Subject to: -

1. C1Ci
2. C12Ei
3. C1Ei The development hereby permitted shall be carried out in accordance with the following approved plans received 13th December 2011: -

Proposed Floor Plans and Elevations Drawing no. 211/432/2 – received 13th December 2011
Proposed Block Plan, Section and Roof Plan Drawing no. 211/432/3 – received 13th December 2011.
Reason: -For the avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker Date 12th January 2012