Expiry 25/7/08

Development Control – Delegated Officer Report

Application Number: ADC/0297/08 **Recommendation – Permit Application**

Site: **36 Kings Walk Shoreham-by-Sea West Sussex BN43 5LG**

Proposal: **First-floor rear extension and enlarged hipped roof with rooms in roof**

The Application

The site is located within the built up area of Shoreham beach, a detached two storey dwelling house located within a street of similar detached dwellings, to the south is the highway and the beach beyond. There is parking to the front and side of the property leading to a single garage to the eastern side, adjacent to the boundary with no. 38. There is an existing single storey rear extension with a maximum depth of 5.2 metres which was permitted in 2001 under application reference SU/149/01, this extension has a sloping pitched roof.

Permission is sought to extend at first floor level above the existing ground floor extension. The maximum depth is 3.6 metres and 7.6 metres in width. Also proposed is an enlargement of the hipped roof which entails raising the ridge height of the existing building by 1 metre. The proposal will provide an additional two bedrooms at first floor level and a master bedroom and ensuite in the loft space.

Consultations and Representations

Third Parties:- No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design layout and construction (DEV1). 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 increase in ridge height by 1 metre will be visible from the front of the property and within the street scene, it is however considered that this is a minor increase and there will be no adverse impact on the character and appearance of the existing building or the street scene.

The proposed rear extension is relatively large and bulky however it is considered to be in scale with the existing detached dwelling. This form of development is also consistent with a similar extension adjacent at no. 37 where permission was granted for a first floor rear extension 4 metres in depth (deeper than the proposal at 3.6 metres.) Permission was granted in 2005 under application reference SU/108/05/TP.

Residential Amenity

The main property to be affected by the proposal is no. ~~36~~ 35 to the west of the site. Due to the existing first floor extension at no. 37 there is no impact with regards to loss of light or loss of privacy. No. ~~3~~5 has a single storey rear extension similar to the application site. There are no windows on the side elevation to be affected however there is a first floor bedroom window nearest to the boundary where there will be some loss of light due to the depth and proximity of the extension, however it is considered that this would not be such to warrant a refusal in this case. The proposed windows at first floor level adjacent to the boundary with no. 35 will overlook the rear garden of no. 35 more than existing as there is currently a bathroom window nearest to the boundary. However again this is not considered to justify a reason for refusal, there will be no direct overlooking to the dwelling itself.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18Ei - west

Case Officer..... Date.....23/7/08.....

PB 24/7/08