Expiry 2/04/07

Development Control – Delegated Officer Report

Application Number: ADC/0065/07 Recommendation - Permit

Site: **6 Erringham Road Shoreham-by-Sea West Sussex BN43 5NQ**

Proposal: **Single-storey rear extension**

The Application

The application site is located on the eastern side of Erringham Road. The site contains a detached dwelling with rooms in the roof. The dwelling has had a number of extensions and alterations, including a rear dormer window in the roof, and single storey rear kitchen and living room extensions. There is a recess in the centre of the rear elevation between the kitchen extension on the southern side and the living room extension on the northern side.

The applicant proposes a single storey rear extension to be located generally within the existing recess between the kitchen and living areas. The extension will fill the space within the recess and also projects out a further 1.2 metres from the line of the kitchen wall across to the southern wall of the building. This will accommodate an enlarged kitchen and a sunroom. The extension will be the same height as the existing extensions, with the exception of two raised glazed "lanterns" projecting above the roof.

The previous owner of the site obtained planning permission in 2003 for a rear conservatory extension (SU/91/03) which has not been constructed. The approved conservatory is reasonably large with a hexagonal dome roof and projects out from the rear wall of the dwelling and 2 metres past the current depth of the living room.

The street contains predominantly large detached dwellings on large sites. Many dwellings have had rear extensions or conservatories added in accordance with planning approvals, including the neighbouring property No. 4 (SU/181/02).

Consultations and Representations

No representations or comments have been received in relation to this proposal.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7

Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The extension is located at the rear of the dwelling where it will not be visible at all from the street and will have no effects on the character of the street scene.

The design of the extension is considered to be in keeping with the appearance of the dwelling. As it will fill the existing void between earlier extensions, it will "even out" the appearance of the rear elevation of the building which currently projects out to three different depths. The flat roof is consistent with the design of the two earlier extensions and the windows proposed match those already on the dwelling in scale and design.

When compared to the earlier conservatory approved for this site, this proposed extension is of a much smaller scale and integrates much better visually with the existing dwelling.

The two proposed lanterns project beyond the height of the roof by approximately 400mm. These are considered to form an interesting feature to the dwelling and will not result in any significant effects on the appearance of the dwelling, given that they are of small scale and will be located away from any public view.

The application site and the surrounding properties all have detached dwellings on large sites with good separation between them. The proposed extension would be completely screened from the neighbouring site to the north (No. 8) by the existing living room and it is therefore considered that the extension will not result in any adverse effects on that property. The extension will be located closest to the southern boundary (with No. 4) and will result in a further 1.5 metres of depth near this boundary. However, it is not considered that this will result in any adverse effects on the amenity of No. 4 as the dwelling on that site is set much further back than the dwelling on the application site and is very well screened by fencing and vegetation.

There are no windows proposed in the side elevation of the extension. A large window and fully glazed sliding door are proposed in the rear elevation. These windows face out towards the applicant's own rear garden but the closest dwellings to the rear are over 60 metres away and unlikely to be affected by any overlooking.

The rear garden on the site is very long (over 30 metres) and the extension will not result in any noticeable reduction of this.

Recommendation

APPROVE for reason that :- 1PPi

Conditions

1. C1Ci
2. C12Ei
3. C18Eiv ... south side wall ...

Case Officer: .....

Date: 12/03/07

13/3