Expiry 4/4/07

Development Control – Delegated Officer Report

Application Number: ADC/0073/07 **Recommendation – Permit Application**

Site: **81 Greenacres Shoreham-by-Sea West Sussex BN43 5XL**

Proposal: **Rebuilding of rear conservatory as a single-story extension and rooms in roof with rear dormer**

The Application

The application site consists of a semi detached two storey dwelling with a single flat roof garage attached to the side. There is also parking space to the front of the property. The property is part of an estate of similar style properties which were build in the 1970s.

Permission is sought to rebuild an existing rear lean to conservatory with a brick and tile construction with glazing to the rear. The extension will be the same depth and width as existing however the height and gradient of the sloping roof will be increased to a maximum of 3.5 metres, just below the first floor window. The rear part of the existing garage is also to be converted to make additional dining space and a roof light/lantern will be added to the flat roof.

Permission is also sought for a loft conversion which includes two velux windows to the front elevation, an additional window to the side gable and a rear flat roof dormer. The dormer is slightly lower than the maximum ridge height of the building and is set in by a distance of 1 metre from the eaves. The dormer is 4.7 metres wide and 2.3 metres in height with a maximum depth of 3.3 metres.

Consultations and Representations

Third Parties: 2 letters have been received commenting on the application. The owner/occupier of No. 80 Greenacres states that they would like to be advised of the outcome and of any amendments which may be made to the application. The owner/occupiers of No. 82 Greenacres state that they have no objection to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
Adur Development Plan – Submission Core Strategy 2006-26 (ADC 2007): H1, ENV4
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix 11, 'Supplementary Planning guidance' comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

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 to dwellings should be designated so as not to result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The main properties to be affected are those either side, No. 80 attached to the application site which is to the east and No. 82 which is attached to the site via the existing single, flat roof garages to the west. It is not considered that there will be any adverse impact on the residential amenities of the occupiers of the adjacent properties in this case. The proposed rear extension will be no wider or deeper than the existing extension and the sloping roof will be increased in height to match the existing single storey extension adjacent at No. 80.

The rear dormer window will not provide any additional overlooking to the rear gardens of the adjacent properties, which are overlooked as existing by the first floor windows of the existing dwelling. Beyond the rear of the site are residential properties however the nearest property is at a distance of approximately 35 metres, there will therefore be no issue of overlooking in this case. The application is considered to comply with part (a) of Policy AH7 of the Adur District Local Plan.

Visual Amenity

The extension due to its siting to the rear of the property and its size and scale will not be visible within the street scene. It is considered that the proposed extension will have no adverse impact on the visual amenities of the locality and will be in keeping with the design and scale of the existing property. The velux windows to the front of the property, the side gable window and the roof light to the dining room are considered to be minor alterations which are acceptable in this case.

The rear dormer although not visible in the street scene when viewed from the front of the property may be visible from other surrounding areas such as from the highway to the east of the site and from other residential properties. However it is considered that this development would not have an adverse impact on the visual amenities of the locality which would warrant a refusal in this case.

As existing there are other dormers to the front and rear of properties within close proximity to the site, properties noted include Nos. 82, 83, 85, 87 and 90. It is therefore not considered that a dormer of this size, scale and design would be out of keeping in this case. The style of the windows will match the existing windows and a condition is attached to ensure that the materials used for the extensions will match existing. The application therefore complies with part (b) of Policy AH7 of the Adur District Local Plan.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer.....Date 20/3/07

20/3