Expiry Date - 09/02/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/1025/11

Recommendation – Approve Application

Site: **148 Old Fort Road Shoreham-By-Sea West Sussex BN43 5HL**

Proposal: **Single-storey ground floor side extension**

The Application

The application relates to 148 Old Fort Road, a large detached dwelling on Shoreham Beach. The building works are currently being ~~untaken~~ undertaken to implement the plans for a room in roof with rear dormer and west side extension approved under AWDM/0461/11.

The current application seeks consent for a single storey flat roof extension to the west side of the building to accommodate a pool changing room. The extension is 6.7 metres deep, is 2.3 metres wide and has a maximum height of 3 metres.

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 extensions 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 character of both the existing dwelling and street scene generally.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development' Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be acceptable.

Visual Amenity

The proposed single storey flat roof extension is to the rear of the site and although it overhangs the side of the building it is not clearly visible within the street scene. The extension is in keeping in scale and design with the existing building design. The flat roof matches the existing flat roof component of the building.

Residential Amenity

It is not considered that the extension will have any adverse impact on the residential amenities of the occupiers of the adjacent properties. The extension will be built up to the boundary with no. 146 Old Fort Road to the west. It is not however considered that there will be any loss of light or overbearing impact as a result due to the limited height of the extension. A condition is attached to protect the privacy of the adjacent occupiers to ensure that the flat roof is not used as a roof terrace or balcony which would result in a detrimental impact.

Recommendation

APPROVE for reason that :-

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1. C1Ci
2. C12Ei
3. The roof of the extension hereby permitted shall not be used as a balcony or roof terrace at any time without prior consent of the LPA. Reason: - To protect the residential amenities of the occupiers of the adjacent dwelling and to accord with policy AH7 of the Local Plan.
4. The extensions hereby permitted shall be carried out in accordance with the following approved plans: -

   Site Plan – Drawing no. 281/01 – received 15th December 2011
   Elevations as proposed – Drawing no. 281/16 – received 15th December 2011
   Ground and First Floor Plans as proposed - Drawing no. 281/15 – received 15th December 2011

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Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker

Date 31st January 2012

PB 1/2/12