Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0748/11

Site: **55 Adur Drive, Shoreham-by-Sea, West Sussex BN43 6PN**

Proposal: **Single-storey side extension with double pitched roof.**

Date of site visit: 18.01.12

Neighbours checked: Y

Proposal
The application property is a 1930's end-of-terrace house located on the west side of the road where Adur Drive adjoins Middle Road, and Sullington Way. The dwelling is inset from the northern boundary behind a 1.6m high part brick, part fenced boundary which continues onto part of the frontage.

Permission is sought for a single-storey north side extension to provide an additional front room, kitchen extension and shower/utility room. The extension would be 3m wide, by 7.95m deep, by 3.6m in height to the apexes of the two double pitched roof form.

The dwelling is of traditional construction with a 1m high brick plinth and painted roughcast render above. The dwelling has a clay tiled roof and tile hung front canopy roof above the bay window and front door.

Representations

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies
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

Visual amenity
The proposals have been subject to pre-application consultation where the extension has been modified to provide a more sympathetic roof form. Although the double pitched roof may be considered a little unusual in its form, it adequately ensures that the extension is both sympathetic to the existing building, and ensures it does not over dominate the prominent side aspect of the house.
The extension has been given a nominal set back at the front and rear to allow for an articulated transition between the old and new and to prevent their being an issue with matching of materials.

The width of the proposed extension is such that a further 3-4m separation is retained to the northern boundary to prevent an overly cramped or overbearing appearance. A tree in the NE corner of the front garden will be pruned, however retained, and trees along the boundary of the rear garden will also provide visual screening of the extension.

Residential amenity
The proposed extension is modest in scale and will not impact the outlook, amount of light or privacy to the surrounding residential dwellings.

Recommendation
The proposed side extension would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

Subject to:

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Notwithstanding the details provided on the approved plan PL/001 rev C the extension hereby approved shall be inset from the east and west elevation of the existing house by 0.1m unless otherwise approved in writing by the Local Planning Authority.
4. Permission relates to approved plans:
   Drawing No: 1:1250 site location plan. Date Received: 06.02.12
   Drawing No: PL/002 Rev C. Date Received: 06.02.12
   Drawing No: PL/001 Rev C. Date Received: 06.02.12

Is recommendation contrary to letter(s) of representation? N

Case Officer: C. Hone Date: 09.03.12.

Authorised by: Jo Morin Date: 13 March 2012