Expiry Date - 11/04/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0159/12 **Recommendation – APPROVE**

Site: **32 Woodards View Shoreham-By-Sea West Sussex BN43 5LH**

Proposal: **Single-storey gabled-roof front extension**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a chalet bungalow located on the corner of Mardyke and Woodards View on Shoreham Beach. The property has vehicular access from Woodards View with off street parking. The front door and the principal elevation fronts onto Mardyke.

Permission is sought for a single storey extension to the north side of the building. An amended plan has been received showing a reduction in scale and footprint as there were concerns over the design and scale of the extension and its position in relation to the bungalow and street scene. The extension was too large and dominant for this elevation.

The amended plans show an extension 3 metres in depth and 5.3 metres wide with a half hipped roof up to 3.3 metres high. A window is proposed in the northern elevation and a door in the western elevation.

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

Principle

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 extension is clearly visible within the street scene when viewed from Woodards View and Mardyke. As stated above the chalet bungalow has been altered with the principal elevation being the frontage that faces onto Mardyke. The elevation that faces onto Woodards View would have been the original principal elevation. This is clear due to the positioning of the access and parking, the way the frontage addresses the highway and the relationship and similarities with the houses opposite and adjacent in Woodards View.

Therefore any extension to this elevation should take into account the setting and context of the building. The extension as originally submitted was considered to be overly dominant with a potential to set a precedent for further, similar 'front' extensions which would be detrimental to the visual amenities of the locality.

The current proposal is a more subservient, modest extension in both scale and design. It will not be overly dominant within the street scene or in relation to the existing building. It could appear as a 'porch' style addition and could be read as such within the context of the bungalow and the street scene.

Residential amenity

The extension will not have any impact on the residential amenities of the occupiers of the adjacent properties. There will be no loss of light or overbearing impact as the extension is not in close proximity to any adjacent neighbouring dwellings.

Recommendation

APPROVE for the reason:-

The proposed development 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 policies of the Adur District Local Plan (AG1, AH7).

Subject to Conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.
Reason: In the interests of visual amenity and to comply with saved AH7 of the Adur District Local Plan.

3. The development hereby permitted shall be carried out in accordance with the following approved plans: -

Extension @ 32 Woodards View Shoreham by Sea – received 26th March 2012.

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

Is recommendation contrary to any representations? N

Case Officer signed: Hannah Barker Date: 27th March 2012

Authorised and signed by: [redacted] Date: 27/3/12