Expiry 19/2/07

**Application No.: ADC/0653/07 Recommendation – Permit Application**

**Site: 22 Downside, Shoreham-by-Sea, West Sussex**

**Proposal: Hip Roofed West Side Extension (Including Garage)**

## The Application

The application site contains a detached bungalow with white render walls and a clay tile hip ended roof, located on the north east corner of the intersection of Downside and Tollington Way, within the built up area of Shoreham.

Originally built in the early 1960's the principal dwelling is largely unaltered. An application to enlarge the roof (involving a front gable and higher ridge) and install side dormers and a front balustrade was withdrawn due to changes in the personal circumstances of a previous owner in 2002 (SU/246/02/TP).

The current landowner now proposes a 3.2m wide by 10.6m deep single storey side extension that comes within 1.6m of the western boundary of the site, with an expanded double pitched hip ended roof above that includes a valley that runs west to east in order to avoid disruption or alteration of the existing chimney stack.

Downside contains a variety of detached and semi-detached dwellings, a number of which have previously been extended to the side. In particular, No.28 Downside has been permitted to erect a side utility/garage extension that comes within 0.2m of its eastern side boundary, which abuts the opposite side of Tollington Way to the site of the current application (SU/203/89/TP).

## Consultations and Representations

***Third Parties:*** No representations have been received on the proposal.

## Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & Alterations to Dwellings'

## 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 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.

With respect to side extensions Council's Development Control Standard No.3 recommends that they be set back a minimum of 1m from the side boundary. If an area is spacious in layout and the buildings are large, a space greater than 1m may well be necessary to avoid an appearance of overdevelopment and a cramped effect. The extension should usually also be setback slightly from the main front wall of the dwelling to create a visual break and ensure the extension is subordinate to the main dwelling. Very wide side extensions should normally be avoided since they would usually be out of scale with the existing dwelling and spoil its proportions.

With respect to garages attached to dwellings, DCS No.3 states that they should be in sympathy with the design and scale of the dwelling concerned. On corner plots a garage should usually be situated as far from the corner as possible in the interests of highway safety. In some cases therefore a garage adjacent to the house would be unacceptable and it may be necessary to locate it at the rear of the garden instead.

***Visual Amenity, Character & Appearance***

The proposed building materials and roofing profile relate sympathetically to the existing structure and do not therefore compromise the character of the original dwelling. Despite the proposal involving:

- A relatively wide side extension;
- That is in line with the main front wall of the dwelling; &
- Comes within immediate proximity of an adjoining road (1.6m from Tollington Way);

the impact of the structure on the character of the surrounding area and immediate street scene is considered to be within acceptable limits, given:

- The site is carved into the hill and sits well below the level of the adjoining road (Tollingon Way); &
- Retention of the existing fence and semi-mature vegetation between the proposed extension and the boundary ensure that the majority of the extension will remain hidden from public view.

***Residential Amenity – Daylighting***

Despite the increased bulk of the structure, and its enclosing impact on Tollington Way, the extension is well removed from nearby properties and therefore will not restrict access to daylight for adjoining residences. For the same reason it is not expected to be overbearing in its relationship to adjoining properties. Its impact on the adjoining road is similar to that of the extension approved at No.28 in that it will frame the intersection with minimal adverse visual impact.

***Access & Parking***

Whilst the proposal also involves the creation of an attached garage within immediate proximity to an intersection, the application does not involve any alteration to the current parking arrangement, whereby access to parking is provided via an existing crossover located in a safe position.

***Amenity Space***

Despite the addition, the property maintains a rear garden in excess of the amenity space requirements outlined in Council's development standards.

**Recommendation**

APPROVE for the reason:- 1PPi

Subject to:-

1. C1Ci
2. C12Ei

Case Officer: ..... Date: 14/12/07