Expires 27/7/07.

Development Control – Delegated Officer Report

Application Number: ADC/0327/07 **Recommendation – Permit Application**

Site: **57 Downsway Shoreham-by-Sea West Sussex BN43 5GN**

Proposal: **Proposed 2-storey side extension**

The Application

The application site is an end-of-terrace house located on the west side of Downsway, Shoreham-by-Sea. Downsway itself is an open plan estate of desirable houses set in terraced clusters. No.57 is a southern end-of terrace set on a highly visible corner plot but is shielded to some extent by 1.8 metre boundary walls with trees to the south east. These trees are not subject to the blanket TPO that covers the entire estate. The property is UPVC clad at first floor level and features a rear conservatory with a large side garden. The proposal is to add a two storey extension to the south side that will house a study and enlarged kitchen on the ground floor with a fourth bedroom and enlarged master bedroom with en-suite at first floor level. It will have a width of 2.5 metres and will be identical in depth to the other houses on the terrace with UPVC cladding at first floor level.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The main planning concern with this application is the impact it will have upon the character of the estate.

The extension will not impact on neighbouring properties as the nearest to the east, south and west are over 30 metres away across roads, accesses and parking compounds. Thus there will be no overlooking or privacy concerns.
From an aesthetic perspective the extension will be flush with the existing terrace with the cladding, roof planes and eaves lines continued around all elevations. Whilst this does not strictly accord with the Development Control Standard (which states that side extensions should be subordinate to the main dwelling) it is clear that in this instance it is entirely necessary for the extension to be flush with the terrace and appear an original feature. Not doing so would result in an addition that is more apparent and awkward within the regular, consistent appearance of the estate.
The windows will mirror the existing in style and will add symmetry to the property, especially on the front elevation. A distance of 2.5 metres will be maintained to the southern boundary at its thinnest point whilst there should be little or no impact on the corner trees.
The result of this development will be a side extension that assimilates into the terrace without detriment to the character of the estate.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing)

Case Officer:..... CJ 4/7/07

Date: 2/7/07