Expires 1/4/08

Development Control – Delegated Officer Report

Application Number: ADC/0091/08 **Recommendation – Permit Application**

Site: **32 Kingston Close Shoreham-by-Sea West Sussex BN43 6LP**

Proposal: **Single-storey rear extension**

The Application

The application site is the western half of a pair of semi-detached bungalows located on the southern side of Kingston Close, Shoreham. The property is sited on a large corner plot and has a small extension off the rear elevation. The attached bungalow itself has a large rear extension off its rear elevation. This application seeks permission to replace the existing small extension with a larger flat roofed 'L' shaped structure 7.5 metres in width, 5.5 metres in depth on the boundary side and 3 metres in depth on the western side. Due to its large width it will sit directly onto the boundary with the adjoining bungalow and will extend 1.3 metres beyond the western flank wall. Windows and doors will be located on the rear and western elevations.

Consultations and Representations

Third Parties

No.33 Kingston Close has raised Objection on the grounds that the extension will sit on the boundary overhanging their property and will extend further to the rear than their permitted extension. They wish to see the extension set in by the same distance as their extension to resolve this.

[Nb: The resident of No.33 has requested to speak at the committee meeting, however the objection has since been withdrawn following receipt of amended plans]

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and 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.

Visual Amenity
The extension as proposed will be flat roofed, will sit off the rear elevation, and will protrude 1.3 metres out from the western elevation. It is not considered that the protruding element will be of detriment to the appearance of the property or the streetscene due to the bungalow's location at an angle to the end of the cul-de-sac. It will thus not be visible from the street. The rear segment will extend 5.5 metres along the shared boundary with the adjoining bungalow with the guttering section of the roof overhanging No.33's side of the boundary. The resident of No.33 has raised a strong objection to this and has requested that the extension be withdrawn by approximately 0.15-0.2 metres to remove the overhang. Amended plans have been received that have set the extension off the boundary by the required 0.15 metres and have resulted in the objection being withdrawn.

Residential Amenity
The extension will extend 1.5 metres beyond that of No.33 without causing any excessive loss of outlook or daylight. The western flank walls face a large side/corner garden with a separation of 5.5 metres to the fenced and hedged boundary. This is considered adequate separation to avoid any privacy concerns. The remaining doors and windows will all face towards the good sized garden space to the rear. This proposal will thus not conflict with local plan policy AH7.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C14Ai: '....12 March 2008...AH7...and DEV1...'
4. C18Eiv: '...east side wall...'

Case Officer:.....

Date: 19/3/08.

PB 20/3/08