expires 21/4

Application Number: ADC/0096/08 Recommendation – APPROVE

Site: 33 John Street, Shoreham

Proposal: Single storey rear extension (to replace conservatory)

The Application

The application relates to a mid terrace property which is located within the Shoreham Conservation Area. It has a frontage onto John Street and the rear of the property is visible from Ship Street.

It is proposed to demolish an existing lean-to rear conservatory and replace it with a slightly larger, more solid extension. The proposal measures 2.65m deep and covers virtually the entire width of the property, linking in with a flat roof WC extension and forming a mono-pitched roof across the entire extension. The walls of the extension will be finished with white colour wash sand and cement render finish to match the existing building. Eternit slates will be used on the roof to match in appearance the slates on the main roof. Timber framed doors and windows are also proposed.

Consultations and Representations

Third Parties – ADCAG – No objection

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1, CH4
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7, AB4 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPG15 'Planning and the Historic Environment'

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). Within conservation areas the aim is to preserve or enhance the character and appearance of the area, as set out in policy CH4. 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. Policy AB4 requires a high standard of

design and construction materials such as to preserve or enhance the character and appearance of the conservation area.

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 accepted.

Impact on the Conservation Area

The extension will be largely screened from public views by the fence and gates on the rear boundary of the property. While the roof will be visible, it is not considered that it will have a detrimental impact on the character and appearance of the conservation area. The proposal is replacing a plastic framed and roofed conservatory with a more sympathetic extension which will enhance the area.

Residential amenity

While the extension is to project 0.34m further than the existing conservatory, the proposal will not harm the residential amenities of its neighbours. Both properties on either side of no.33 have single storey rear extensions which project as far as, or slightly short of, the proposal and no loss of light will occur. The depth of the extension, at 2.65m, complies with the Council's guidance on single storey rear extensions.

Recommendation

APPROVE for the reason

1. 1PPi

Subject to

1. C1Ci
2. C12Ei

Case Officer P Barnett.....

Date ..1/4/08