Expiry Date - 24/08/2010

Development Control – Delegated Officer Report

Application Number: ADC/0230/10 **Recommendation – Permit Application**

Site: **43 Rosemary Drive Shoreham-by-Sea West Sussex BN43 6HT**

Proposal: **Two-storey side extension, single-storey rear extension and front extension of garage with tiled roof including over existing garage**

The Application

The site is located within the built up area of Shoreham, an end of terrace, two storey dwelling with detached flat roof garage in a estate of similar style properties. There is a driveway to the front of the dwelling and an existing conservatory to the rear.

Permission is sought to demolish the existing garage and conservatory and erect a single storey extension to the rear, two storey side extension incorporating a sloping roof to the front porch and single storey section to the front. The extension is to provide an integral garage and open plan kitchen diner with W.C to the rear at ground floor and a bedroom and ensuite at first floor.

The rear extension is proposed to be 2.3 metres in depth with a sloping roof with velux roof lights. It is 8.75 metres wide with a maximum height of 3.5 metres. The side extension has a total depth of 10.8 metres and maximum width of 3.1 metres. The single storey element to the front is 2.2 metres deep and has a maximum height of 3.6 metres.

Consultations and 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 II 'Supplementary Planning Guidance' comprising: Development Control Standard no. 3 'Extensions and Alterations to Dwellings' PPS1 'Delivering Sustainable Development' (ODPM 2005)

Expiry Date - 24/08/2010

Planning Assessment

Policies

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.

Residential Amenity

The main properties to be affected by the proposed development are those either side of the site, no. 41 attached to the west and no. 45 to the east. The rear extension will be built up to the boundary with no. 41 however due to the limited depth of this extension there will be no loss of light or overbearing impact in this case.

No. 45 to the east is sited on lower ground level to the site and set forward closer to the highway. No. 43 is directly to the west of the side boundary of no. 45 adjacent to the rear of the neighbouring property where there is a detached flat roof garage sited and rear garden beyond. Although the two storey side extension will bring the neighbouring property closer to no. 45 and will be visible from the rear it is considered to be acceptable on balance. The rear garden of this property faces north and therefore despite the height and proximity to the boundary of the extension it will not result in any significant loss of light to the neighbouring dwelling. There will also be no loss of privacy as no windows are proposed on the side elevation of the extension only a side door.

Visual Amenity

The extension is clearly visible within the street scene however it is in keeping with the character and appearance of the surrounding locality and is subservient to the existing dwelling house. There are examples of similar extensions directly opposite. The two storey section is set back from the main frontage by 1 metre and the ridge height is lowered. The sloping roof to the front matches the existing roof gradient. A condition is attached to ensure that materials match existing.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Expiry Date - 24/08/2010

Location Plan, Block Plan, Proposed Floor Plans, Proposed Elevations – date stamped received 29th June 2010.

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

4. C18Eii -east wall... AH7

Case Officer Hannah Barker

Date 11/8/10