Expiry Date - 03/09/2010

Development Control – Delegated Officer Report

Application Number: ADC/0245/10 **Recommendation – Permit Application**

Site: **21 Adur Drive Shoreham-by-Sea West Sussex BN43 6PN**

Proposal: **Single-storey rear extension with pitch-roofed front porch**

The Application

The application property is a mid terrace dwelling on the west side of Adur Drive. The application seeks consent for a front entrance porch (which has been partly constructed), a single storey flat roofed rear extension and rear decking.

The porch, as originally proposed, measured 2.4m wide, 1.5m deep and 3.6m high with a pitched roof. Following objections from the Planning Officer, the design has been amended to incorporate a lower roof, similar to the existing canopy at the front of the dwelling, reducing its height to 3m.

At the rear, the extension was originally shown as being 3.6m deep, 5.4m wide (the full width of the house) and 3.4m high. The rear garden is at a lower level than the house and there are currently steps leading down to the garden from the rear door. There is proposed to be a level floor from the house to the extension, resulting in the extension needing to be built up slightly to take account of the difference in levels. Following concerns from the Planning Officer, the applicant has subsequently lowered the height of the extension by 0.2m. Two raised rooflights on the flat roof are also proposed.

The proposed decking will be in front of the rear extension, measuring 0.5m high and 2m deep across the full width of the house.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It 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. The proportion of the garden area taken up by a proposal should not be excessive.

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.

Visual amenity and character

The dwellings in Adur Drive have generally not been altered by the addition of porches and are characterised by a lean-to canopy which forms a front entrance feature. The construction of the porch at 21 Adur Drive presently stands out by virtue of its height, with the ridge of the porch stopping just below the first floor window, and its pitched roof design. The brickwork also fails to match the main house.

The revised design now shows the removal of the pitched roof and its replacement with a lower roof with a shallower pitch. It is considered that this makes a significant visual improvement by reducing the bulk and height and removing the brickwork from the gable end. While the remaining brickwork fails to match, the amount of brickwork is much reduced and it is not considered to be so visually harmful as to warrant a refusal of the application.

The rear extension and decking are not visible from the street and have less impact. At 3.6m deep the extension is marginally larger than the 3.5m

specified in the Council's DC Standard. However, it is considered to be an acceptable addition which will not harm the character or appearance of the dwelling.

Residential amenity

The front porch will not have an adverse effect on amenity. The rear extension has been reduced in height by 0.2m and projects 3.6m from the rear wall. The neighbour to the south has a raised section of boundary wall closest to their house which will help to screen much of the extension. To the north, No. 23 has a 2m fence on the boundary and the extension will be 1.2m higher. The impact on the light to the living room at that property is not considered to be such as to warrant a refusal of the application.

The rear decking will not result in any overlooking or privacy issues.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. This permission relates to the following approved plans:
   1:1250 Scale OS Sitemap and 1:500 Scale Block Plan date stamped received 9 July 2010; Plans and Elevations as Proposed (Drawing No. 02 Rev A) date stamped received 3 August 2010
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 5 August 2010