expiry
14/4/08

**Development Control – Delegated Officer Report**

**Application Number: ADC/0103/08 Recommendation - Permit**

**Site: 42 Park Avenue Shoreham-by-Sea West Sussex BN43 6PH**

**Proposal: Single-storey rear extension**

## The Application

The application property is a detached bungalow on the east side of Park Avenue, located within the built up area of Shoreham.

The property has previously been extended with a conservatory and small flat roof extension to the rear. The extension is partitioned and serves as a garden store and internalised cupboard. The proposal is to remove the partitions and increase the width of the flat roof extension to the south by 1.5m, enlarging the kitchen floor area.

## Consultations and Representations

***Third Parties:*** There have been no third party objections to the proposals.

## Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, and Appendix II ' 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 proposed extension would follow the building line of the existing flat roof rear extension and would not appear out of keeping in scale or design.

***Residential amenity***
The proposals would not have an effect on the outlook, privacy or amount of daylight available to the surrounding neighbours.

**Recommendation**

APPROVE for reason that :- 1PPi

1. CiCi
2. C12Eii

Case Officer:
Date: 01.04.08

PB 2/4/08