Development Control – Delegated Officer Report

Application expiry: 18.04.07

Application Number: ADC/0104/07 **Recommendation - Permit**

Site: **3 Hardy Close Shoreham-by-Sea West Sussex BN43 5SA**

Proposal: **Single-storey rear extension (north side)**

The Application

The application property is the northernmost of a terrace of three houses located on the west side of Hardy Close. The property backs onto Weald Dyke to the west and the neighbour to the north is orientated in the west to east direction so it fronts Weald Dyke and Backs onto Hardy Close.

The proposal is for a single-storey north side extension 2.0m wide, by 3.3m in depth, by 2.6m in height.

The property previously was granted permission (SU/25/78) for a part single part two-storey extension to form a dining room and utility room with an extended bedroom and west facing balcony above.

Consultations and Representations

Third Parties

There has been no third party representation on this application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, AT12
And Appendix II 'Supplementary Planning Guidance' comprising:- Dev Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The proposed extension is modest in its overall size, and would infill a small area to the rear of the property, adjacent to the existing 1970's extension. The proposal would create, when seen in conjunction with the existing 1970's extension, additions which would cover the majority of the rear elevation as viewed from Weald Dyke, but it is still considered that, due to the limited depth of the proposal, it would not be out of scale or too dominant for the property as seen from Weald Dyke.

The continuation of the fascia from the existing extension around the proposal would ensure that the flat roof did not feel out of keeping for the property as seen from the road to the west.

The property to the north (14 Weald Dyke) is stepped back from the building line of the application property, but is located so its south elevation makes up the boundary between the two properties. It has a window in the gable at first-floor level which serves the stairwell. Permission had been granted to move the window to the west to serve a bedroom under Building Regulations but this has never been implemented.

The proposal would not have an adverse effect on the amount of sunlight available or on the level of privacy available to No.14 Weald Dyke.

Recommendation

APPROVE for reason that :- 1PPii

1. C1Ci.
2. C12Ei – amended.
   The external materials and finishes of the extension hereby permitted shall, prior to commencement of use of the additional accommodation thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.
   Reason: *In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*
3. C18F.

Case Officer:
Date: 28/03/07

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