Expires 8/8/07.

Development Control – Delegated Officer Report

Application Number: ADC/0349/07 **Recommendation – Permit Application**

Site: **234 Upper Shoreham Road Shoreham-by-Sea West Sussex BN43 6BF**

Proposal: **Single storey side and rear extensions**

The Application

The application site is a detached bungalow located on the corner of Upper Shoreham Road and Greenways Crescent, Shoreham. To the west lie identical detached bungalows along Upper Shoreham Road whilst another identical bungalow is sited on rising land to the rear/north with further semi-detached bungalows beyond. Semi-detached houses are located across the junction to the east with Southlands Hospital opposite to the south. The property features good sized front and rear gardens with the main access off Greenways Crescent. A small study extension was built in 1976 on the rear part of the east elevation.
The proposal is to extend the property across the rear by 1.8 metres and along the east side by 3.1 metres to enlarge the entire living space of the bungalow. The roof will be extended accordingly to the east and west with the hips built up to gable ends whilst the rear section of the extension will feature a low pitched roof. A new chimney stack will be sited on the south east corner of the new east elevation.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1
Development Control Standard No.3: Extensions and Alterations to Dwellings.

Planning Assessment

The main planning concern with this application is the impact the design of this development will have on the locality.

The proposal is to extend the property to the rear/north and to the east side incorporating a roof with extended hip to gable ends. The side addition is to be 3.1 metres in width extending to approximately 1 metre from the boundary to the east and will replace a smaller flat roofed study addition fronting Greenways Crescent. This increase in width will be particularly noticeable on this prominent corner plot, especially as the building line up Greenways Crescent is set back by some 6 metres. However it is noted that directly to the east a western side extension was approved at 232 Upper Shoreham Road (under SU/262/05) that is also built to 1 metre of the boundary with Greenways Crescent. It would thus be unreasonable to insist that the side extension be reduced in width.

The proposed gable ends appear out of keeping with the surrounding buildings. The identical detached bungalows along Upper Shoreham Road to the west and immediately to the north along Greenways Crescent feature hipped roofs, as do the semi-detached houses to the west. Extending to gable ends would thus be wholly out of character with the locality, even taking into consideration the fact that a recent approved application for extensions at the neighbouring bungalow, No. 236, included a barn hipped roof in order to incorporate a new first floor. Given the corner location it was felt that a similar barn hipped roof would be still be incongruous, especially when viewed from the north. Amended plans were sought, and received, that replaced the gable ends with full hips. The product of this amendment is that the new chimney stack on the south eastern side has become more pronounced, but is not considered to be overly incongruous as to warrant alteration/removal.

The roof of the rear extension is a pitched façade following the side hip of the main building around all sides to a depth of 1.8 metres. The windows in the rear elevation will be of identical size and positioning to the existing with no openings proposed in the west elevation. The eastern elevation will feature a single window and door on the northern half, both of which will serve the enlarged kitchen. A substantial rear garden area will remain whilst the above windows will offer no overlooking or privacy concerns to neighbouring properties. The proposal thus corresponds to the Council's Development Control Standards.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing)
3. C14Ai: '...received on 19 July and not... Reason:... policy AH7 of the ADLP and DEV1 of the WSSP.' (permission relates to amended plan)

Case Officer:.....

CS 27/7/07.

Date: 23/7/07.