Expiry 25/04/07

Development Control – Delegated Officer Report

Application Number: ADC/0119/07 **Recommendation - Permit**

Site: **26 Saxons Shoreham-by-Sea West Sussex BN43 5JE**

Proposal: **First-floor rear extension over previous ground floor extension**

The Application

The application site is located on the northern side of The Saxons. It contains a two storey detached dwelling with front and rear gable ends and a detached flat roof garage at the rear near the north east corner of the dwelling. The dwelling has had two previous single storey rear extensions which cover the full rear elevation, a utility room on the western side and a slightly lower conservatory on the eastern side. Both have flat roofs. The rear garden of the property slopes uphill to the foot of a steep bank below the Shoreham by-pass.

The applicant proposes to construct a first floor extension above the existing utility room on the west side of the rear elevation. This will enlarge an existing bedroom on the first floor. The extension will have a depth of 2.4 metres, a width of 3.1 metres and a height to the apex of the pitched roof of 6.2 metres.

The street is elevated and slopes downhill gradually to the west. The street scene is made up of a mix of detached and semi detached dwellings, with a number of small groups of the same style. The application site is one of a set of 4 dwellings (Nos. 26-29) of the same style set in a row at the north-east corner of the street. Single storey dome roof conservatories have been constructed at the rears of both Nos. 28 and 29 but there have been no other first floor extensions.

Consultations and Representations

No comments or representations have been received in relation to this application.

Relevant Planning Policies and Guidance

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

Planning Assessment

The design of the extension is considered to be in keeping with the appearance of the dwelling. The pitched roof and gable end style of the extension is consistent with that on the main dwelling and the ridge line is set down one metre below the main ridgeline so that it does not appear to dominate the dwelling. The extension is located at the rear of the dwelling where it will not be visible at all from the street and will have no effects on the character of the street scene.

The application site and both immediately neighbouring properties are detached properties with good separation between them. The neighbouring property to the east, No. 27 is located closest to the extension and would be the only site which could encounter any effects. This dwelling is on the uphill side of the application site and consequently is higher overall. There are no windows in the side wall facing the application site. The rear walls of the two dwellings are situated relatively level on site, with the existing rear extension at No. 26 projecting out by a further 2.4 metres.

The addition of a second storey on top of this extension will slightly affect the outlook from the rear of No. 27 and result in a small amount of additional shading of the rear garden but given the 5 metre separation between the buildings and the small depth of the extension, it is not considered to result in a significant adverse effect on amenity.

There is only one window proposed for the extension which faces towards the rear. There are no residential dwellings to the rear which could be overlooked by this window.

Recommendation

APPROVE for reason that :- 1PPi

Conditions

1. C1Ci
2. C12Ei
3. C18Eiv ...side walls ...

Case Officer: .....

Date: 5/04/07

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