exp 3a1

Development Control – Delegated Officer Report

Application Number: ADC/0736/07 Recommendation - Permitted

Site: **63 King George Road Shoreham-by-Sea West Sussex BN43 6YN**

Proposal: **Two-storey rear/side extension and single-storey rear extension**

The Application

The application property is the eastern half of a pair of semi-detached houses in the north-east corner of King George Road. The house is located within the built up area of Shoreham at the end of a row of similar styled semi-detached houses, adjacent to a vehicular access way to a small garage compound. The house is well set back from the main road behind a large verge and angled front garden.

The proposal is for a part single, part two-storey extension at the rear and side of the existing house. The extension would be 3.5m in depth adjacent to the boundary with the attached property (No.61) and 2.7m in height. The two-storey element would again be 3.5m in depth but located 3.7m from the boundary with No.61. The two-storey element would wrap around the side of the house and project 2.8m down the side of the building towards the front.

Consultations and Representations

Third Parties. A letter from the adjacent neighbour No.61 is in favour of the extension provided that it is not too close to their fence boundary and does not block out light to the rear of their house.

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.

Development Control Standard No.3 states that two-storey side extensions should have a pitched roof to match the existing house and be set back from the boundary to prevent a terracing effect. Single-storey extensions adjacent to the boundary with an attached property should be no more than 3.5m in depth to prevent an overbearing effect, a garden length of 11m should be retained to prevent any overlooking of properties to the rear.

Visual amenity

The proposed extension would be visible from King George Road to the south and although the two-storey element would have a small flat roof section at the top of it, the sloping roof is considered to be sympathetic to that of the original building. As viewed from the south the proposed extension would not appear too overbearing or out of keeping in design.

The main concern visually is of the flank wall of the proposal which projects past the end of the building by 3.5m. Although this wall has minimal detailing and could appear overbearing it is felt that on balance, due to the orientation of the building and the location of other adjacent properties that it would not appear so dominant as to warrant refusal solely on this basis.

Residential amenity

The proposed single-storey element of the extension would be 3.5m in depth adjacent to the boundary, with a gap of 0.1m being retained. This is consistent with the maximum distances as set out in the above development control standard, and is considered to be acceptable in terms of the overbearing effect and outlook that it would have to the attached neighbour (No.61)

The two storey-element would be set away from the boundary yet would maintain the 3.5m depth of the ground floor extension. Although the appearance would be of a blank wall at second storey level, the 3.7m separation from the boundary would represent more of an open outlook than the 2.0m within one metre maximum as set out in the above standard, and therefore is considered acceptable.

The properties are orientated with the rear outlook being towards the north. No direct sunlight would be available to the rear rooms of the attached property in normal circumstances and the extension would therefore not have an adverse effect. The levels of early morning sunlight would be slightly reduced from the rear garden adjacent to the neighbouring house (No.61) but this is not considered to be so significant as to warrant refusal.

A garden length of 11.5m would be retained and the distance to the rear of properties to the north in Franklin Road would be such that their privacy would

be retained. The windows in the proposed east side elevation serve utility and bathrooms and would not have an effect on privacy of neighbours.

Recommendation

APPROVE for reason that :- JB 14/1/08

1PPii

1. C1Ci
2. C12Eii
3. C18Eiv – (west) .. in the west facing ground floor or first floor wall of the extension ..

Case Officer:
Date: 11.01.08