EXPIRES 11/2

Application No.: ADC/0767/07 Recommendation – Permit Application

Site: 3 Adur Road, Shoreham-by-Sea, West Sussex

Proposal: Front Extension

The Application

The application site contains a detached bungalow with cream render walls and a hip e nded clay tile roof, located on the south west corner of the intersection of Adur Road and Adur Avenue, within the built up area of Shoreham.

Originally built in the late 1930's the property has subsequently been modified a number of times including infill of the front porch and rooms in the roof including a small side dormer in 1977, and erection of a rear conservatory in 1995 (SU/139/95/TP). The applicant now proposes to erect a replacement porch at the front of the building that is 5.3m wide, projects 1.5m in front of the existing building line, and has a hip-ended pitched roof that extends up to 5m at its apex (slightly below the ridge of the existing side dormer).

Surrounding development is a mix of detached and semi-detached bungalows, with some double storey development located on the opposite side of Adur Avenue. A number of surrounding dwellings have been modified in a variety of ways although there are very few front protrusions other than small bay windows principally included in the two storey houses opposite and farther to the east along Adur Avenue.

Consultations and Representations

Third Parties: The owner of No.31 Adur Avenue (the detached house immediately to the west of the subject site) has advised of no objection to the proposal, but raised concern with potential damage contractor vehicles will have to nearby verges if parked inappropriately during construction works.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & 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.

With respect to front extensions Council's Development Control Standard No.3 states that they are particularly difficult to incorporate successfully with the existing house and street scene. It goes on to state that they should not usually extend significantly beyond the 'building line' or abut side boundaries, and in the case of semi-detached dwellings, they should only be allowed where the extension can be successfully assimilated into the street scene and not unduly affect neighbours. Windows in side elevations of front extensions, which are close to and overlook neighbouring properties will not usually be allowed.

Visual Amenity, Character & Appearance

Uniquely sited to address the south-west corner of the adjacent intersection, the proposed extension does not protrude significantly beyond the front building line or detract horribly from the existing street scene of either road. By being located on the same side of the dwelling as the side dormer the extension does emphasise the bungalow's lopsided appearance, however the use of a matching roof line and matching building materials ensures that the impact on the character of the house is limited such that it would be difficult to sustain a refusal to the application purely on this basis.

Residential Amenity

Due to the separation distance between the front protrusion and adjoining development (in addition to the unique orientation of the building), the proposal is also considered unlikely to have any adverse impact in terms of privacy, or access to daylight or outlook by nearby dwellings.

Access & Car Parking

Despite the extension the property retains sufficient space in the form of a single bay garage and two hardstanding areas to accommodate the parking of at least 2 cars on the property in addition to an existing caravan. The comments of the neighbour relating to the parking of contractor vehicles are noted, however they are not a valid planning consideration that would affect the determination of the application or be appropriate to cover by conditions attached to the Planning Approval Notice.

Recommendation

APPROVE for the reason:- 1PPi

Subject to:-

PB 28/1/09

1. C1Ci (Standard Time Limit)
2. C12Ei (External Materials to Match Existing)

Case Officer: ..... Date: 28/1/09