PE 12/7/07
expiry
9/8/07.

Development Control – Delegated Officer Report

Application Number: ADC/0354/07 **Recommendation – Permit Application**

Site: **21 The Driveway Shoreham-by-Sea West Sussex BN43 5GG**

Proposal: **Rear two storey extension, enlargement of existing dormer and provision of new side window together with associated internal alterations**

The Application

The site is located within the built up area of Shoreham, a large chalet bungalow with an integral garage, front driveway and garden area. The surrounding street scene consists of mainly substantial detached and semi detached properties of various styles and appearance. The property has a long rear garden 42 metres to the rear boundary.

Permission is sought to add a rear two storey gable extension to the property which will continue the existing gable to the rear. The extension will follow the existing ridge height of the property and will extend by 2.5 metres to provide a large living room at ground floor and an enlarged bedroom 2 at first floor. Permission is also sought for a dormer extension to an existing flat roof dormer on the side (west) elevation of the property. The dormer as existing is 2.2 metres wide and 2 metres high with a maximum depth of 2.1 metres. The dormer is to be extended by 2 metres in width and the design and height is to match existing. The dormer extension will allow additional space at first floor level for bedroom 2 and also for an ensuite.

Consultations and Representation

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
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'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

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 to dwellings should be designed so as not to result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity

The proposed rear extension and dormer extension are not clearly visible within the street scene and due to the large rear garden and position of the adjacent properties is only likely to be visible from No. 19 and No. 23 The Driveway the neighbouring properties directly to the east and west of the site.

The side dormer extension will match in design and height with the existing dormer and will remain in proportion with the existing side roof slope. It will not dominate the roof slope or the existing bungalow. Similarly the rear gable extension relates to the scale and design of the existing building and is considered to be in keeping and sympathetic to the character and appearance of the existing dwelling and local built environment.

Residential Amenity

As mentioned above the main impact of the proposal in this case will be on the occupiers/owners of the properties directly adjacent at No. 19 and No. 23 The Driveway. Both the rear gable and dormer extension are towards the western boundary of the site adjacent to No. 19. The existing dormer window is fitted with obscured glazing and faces onto the side elevation on No. 19. The dormer extension will be fitted with an additional window which will also be fitted with obscured glazing therefore there will be no overlooking or loss of privacy in this case.

The rear gable extension will be 1.8 metres from the boundary of No. 19 the same distance as the side elevation of the existing property. There are some windows on the side elevation of the neighbouring property which will be affected in this case however these are mainly obscure glazed and not serving habitable rooms. Therefore the loss of light to these rooms is not such to warrant a refusal in this case. It is therefore considered that the proposal will have no adverse impact on the residential amenities of the occupiers of the adjacent properties, and will therefore comply with policy AH7 of the Adur District Local Plan.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing)

Case Officer... Baber ..... Date... 13/7/07.

CJ 16/7/07