P.C
12/7/07.
EXPIRY
10/8/07.

Development Control – Delegated Officer Report

Application Number: ADC/0357/07 **Recommendation – Permit Application**

Site: **19 Fennel Walk Shoreham-by-Sea West Sussex BN43 6JD**

Proposal: **Porch, conservatory extension and car parking/hardstanding**

The Application

The site is located within the built up area of Shoreham, a semi detached, two storey property within a residential estate comprising of bungalows, chalet bungalows, two storey detached, semi detached and terraced properties. Access to the front of the property is via a pedestrian walkway from Lavender Hill to the west. Properties have open front garden areas with nos. 1-10 facing onto nos. 11-22 Fennell Walk. Vehicular access to nos. 11-22 Fennell Walk is to the rear of the property also accessed from Lavender Hill. The ground level to the rear of the site is lower than the property itself with hard standing leading to a single garage which is attached to the single garage belonging to the neighbouring property no. 20 Fennel Walk. 1.8 metre close boarded fencing encloses the garden area to the rear with a gate for pedestrian access. Also a 1.8 metre boundary wall runs between no. 18 and the application site.

Permission is sought to extend the property to provide a front porch, utility room to the side, conservatory to the rear and additional hard standing to the rear of the property.

The front porch proposed is 1.2 metres by 1.83 metres with a flat roof 2.5 metres high constructed mainly with uPVC glazing with a brick base. The side utility extension is to also have a flat roof slightly higher at 2.9 metres. This extension is set back from the front of the property by 4.7 metres and has a maximum width of 3.3 metres reducing to 2.1 metres toward the front of the property. The extension is to be built up to the boundary with no. 18 Fennell Walk to the east. The rear conservatory is to be sited adjacent to the western boundary with no. 20 Fennell Walk. The conservatory will be 2.8 metres deep, 3.1 metres wide with a maximum height of 3 metres with a pitched roof. Also proposed is additional hard standing to the rear of the property using part of the rear garden to provide two off street parking space, the existing garage with hard standing to the front will also remain. This parking area is to be fenced off from the existing garden area with access from the rear of the site. Pedestrian access to the rear garden will remain via proposed steps which will lead to a gate adjacent to the existing garage.

Consultations and Representations

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 11 '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 any 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 of overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity

Due to the fact that the property can be accessed from both the front and the rear all aspects of the works contained in this application will be visible within the street scene and surrounding area. The extension and alterations proposed are however considered to be in keeping with the scale and character of the existing dwelling and will also have no adverse impact on the character and appearance of the surrounding locality. The extensions are modest in size and their design respects that of the existing building and surrounding built environment.

Residential Amenity

The extensions and alterations proposed will be visible from a number of surrounding properties within the vicinity of the site however the main properties to be affected in this case are nos. 20 and 18 Fennell Walk which are located to the west and east of the site respectively.

The proposed utility, side extension will be built up to the boundary of no. 18 which is a semi detached chalet bungalow. The entrance to this property is at the side, western elevation of the property at a distance of 3 metres from the proposed extension. There is also an obscured glazed first floor window on the western elevation of the neighbouring property. It is considered that the proposed single storey flat roof extension will not have any adverse impact on the residential amenities of the adjacent property the extension will be higher

than the existing boundary wall however there are no windows on this elevation that will be affected in this case, the property's main aspect is to the front and rear. The front porch will also have no adverse impact on this property due to its limited size and height and as it is at a minimum distance of 3 metres from no. 18.

The rear conservatory will be built up to the boundary of the adjacent attached property no. 20 Fennell Walk. However the depth of the conservatory is 2.8 metres therefore this proposal complies with D.C standard No. 3 which states that single storey extensions built up to the boundary on semi detached or terraced properties should be limited to 3.5 metres to avoid any adverse impact on the residential amenities of the occupiers of the adjacent properties. In this case the depth of the proposal is within these limits and therefore acceptable.

The hard standing proposed to the rear does not require planning permission in its own right however as it forms part of this planning application consideration has been given to its impact. There is an existing vehicular access, hard standing and garage to the rear of the site. The adjacent properties either side and to the rear of the site also have hard standing, garages and vehicular accesses from this highway. Therefore there will be no adverse impact on the residential amenities of the occupiers of the adjacent properties in this case.

Recommendation

APPROVE for reason that :- 1PPi

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

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

CJ 16/7/07