Expiry Date - 13/05/2011

Development Control – Delegated Officer Report

Application Number: ADC/0099/11 Recommendation –

Site: **26 Old Shoreham Road Shoreham-by-Sea West Sussex BN43 5TD**

Proposal: **Retrospective application for single-storey flat-roofed rear extension**

The Application

The application property is a mid terrace three storey dwelling on the east side of Old Shoreham Road, close to the Swiss Cottage PH. Retrospective permission is sought for a single storey rear extension which measures the full width of the dwelling and which projects 5m from the original rear wall of the property. It is 2.9m high with a parapet flat roof which hides two flat roof (lantern-style) velux windows. It replaces a smaller rear extension 1.7m deep and only the half the width of the dwelling.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

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 2005)

Planning Assessment

Policies

Policy AH7 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. The proportion of the garden area taken up by a proposal should not be excessive. Rear extensions which abut or are within 1m of a common side boundary with an attached dwelling should normally be no deeper than 3.5m.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The extension is at the rear and is not visible from the street. It has grey rendered walls and ha a crisp, modern appearance which is considered to enhance the appearance of the dwelling. It projects further into the garden than is usually considered acceptable but it does not appear out of character with the other extensions in the locality which are to the same or similar depth. A rear garden depth of approximately 14m will remain.

Residential amenity

The extension does not cause any loss of residential amenity since it is the same depth as the single storey extension at No. 28 and only slightly deeper than the extension at No.24. Consequently, despite being 5m deep, it does not cause any loss of light or outlook.

Recommendation

APPROVE for reason that:-

1PPi (amended – retrospective)

Case Officer Peter Barnett Date 20 April 2011