Development Control – Delegated Officer Report

Application Number: ADC/0400/09 **Recommendation – Permit Application**

Site: **45 Buci Crescent Shoreham-by-Sea West Sussex BN43 6LB**

Proposal: **Single storey rear extension**

The Application

The site is located within the built up area of Shoreham. A two storey semi detached house within a street of similar scale dwellings varying in design. Permission is sought for a single storey rear extension with sloping pitched roof. The extension is 3.6 metres in depth and is 6.5 metres wide (the width of the existing building.) The maximum height of the extension is 3.7 metres reducing to 2.5 metres. The extension will provide enlarged ground floor living space which currently is limited.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): 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 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, and the proportion of garden area taken by the proposal would not be excessive having regard to the character of the area. The Council's Development Control Standard No. 3 entitled 'Extensions and Alterations to Dwellings' sets out principles for maintaining both residential amenity to neighbouring properties and visual amenity.

Residential Amenity

The main dwelling to be affected is no. 47 Buci Crescent the attached building to the south. This property has an existing extension, there is a two storey element and over all the depth is inline with the proposed extension. Therefore the proposal will have no impact on the residential amenities of this attached dwelling. No. 43 to the north is at a minimum distance of 7 metres with an existing outbuilding in between, it is not considered that the extension will have any impact on the occupiers of this dwelling either.

Visual Amenity

The extension is to the rear and is not visible within the street scene. The design and scale is in keeping with the character and appearance of the existing building and materials will be conditioned to match.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer... .....Date..24/11/09

24/11/09