expires 15/9

Development Control – Delegated Officer Report

Application Number: ADC/0371/08 **Recommendation –Permit Application**

Site: **32 Ravensbourne Avenue Shoreham-by-Sea West Sussex BN43 6AB**

Proposal: **Single-storey rear extension**

The Application

The application property is a detached house on the east side Ravensbourne Avenue, adjacent to the junction with Downside Close to the north. The existing house is part two-storey gable at the front with the rest of the front and rear roof slopes finish at first-floor level. The property has a single dormer to the front and two dormers to the rear, the most southern serving a bathroom and being obscurely glazed.

Permission was granted in August 2007 for a two-storey rear extension to replace the existing rear conservatory and store, (ADC/0355/07) The permitted extension is 5.0m wide by, 3.5m deep by, 6.9m in height to the roof ridge. It provides a master bedroom with en-suite and ground floor dayroom extension to the kitchen.

The current application seeks permission for a single storey flat roof extension with roof lantern to be built adjacent to the proposed two storey extension extending to the same depth, it will square off the existing house by infilling to the rear. The maximum height of the extension will be 2.9 metres, 3.2 metres with the lantern. The extension will provide additional space to the proposed open plan day room/kitchen.

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) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved polices): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: - Development Control Standard No.3 'Extensions and Alterations to Dwellings' PPS1 'Delivering Sustainable Development' (ODPM 2005)

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.

Residential Amenity

The proposed extension is to the north of the previously approved two storey extension. Therefore it is fully screened from the property to the south no. 30 Ravensbourne Avenue. Also due to the limited height and distance to the rear boundary, there will be no adverse impact on No. 12 Downside Close to the east. To the north is the highway which runs to the side of the site and beyond is no 34 Ravensbourne Avenue. There will be no adverse impact in this case due to the distance being in excess of 18 metres and due to the 1.8 metre side boundary fence which will screen the extension.

Visual Amenity

The proposed extension is to the rear of the property, it will not be visible from Ravensbourne Avenue to the front and is screened from Downside Close by the boundary fence, the extension is also set in from the boundary by 4.5 metres, therefore limiting its visibility in the street scene. The scale and size of the extension is in keeping with the existing dwelling and will not be overly dominant in this case.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer..... Date....26/8/08...

PB 27/8/08