Expires 29/4/08

Development Control – Delegated Officer Report

Application Number: ADC/0124/08 **Recommendation – Permit Application**

Site: **12 The Drive Shoreham-by-Sea West Sussex BN43 5GB**

Proposal: **Single-storey side and rear extensions and conversion of garage to study**

The Application

The application site is a detached bungalow located on the east side of The Drive, Shoreham. The property has a north side garage, a good sized rear garden and is bounded on either side by similar detached bungalows. To the rear is the side elevation of No.12 Buckingham Mews.
This proposal seeks permission to raise the roof and convert the garage to a study and erect a small single storey extension off the rear. A further single storey extension (3.5m by 3.7m) is proposed off the rear elevation of the bungalow to house an enlarged kitchen. This section is to have rear and south facing sliding doors and a north facing window. A single window is proposed to replace the garage door.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

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.

Visual Amenity

The bulk of the proposal will not be visible from the street. The conversion of the garage will involve the replacement of the garage door with a window and the raising of the roofline level with the current frontal parapet. Although the loss of the garage is regretted, the conversion is permitted development. The rear extensions are standard flat roofed constructs.

Residential Amenity

The rear extension to the garage will house utility space with rear facing windows and doors only. This element of the proposal will not impact on neighbouring privacy. The rear and south facing sliding doors of the main rear extension will not impact on neighbouring privacy as there is good separation to the boundary fences. The northern window will however afford direct overlooking towards No.14 as this property has a low 1.2 metre high boundary fence and a conservatory off the rear elevation. A condition is attached requiring the northern window to be obscurely glazed unless the boundary fence is raised to a height of 1.8 metres. This will ensure that adequate privacy is maintained between the properties.
This proposal now fully accords with local plan policy AH7.

Parking

Although the garage conversion is permitted development, the loss of the parking space will not impact as there is sufficient hardstanding fronting the bungalow and on-street space to cater for demand.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C18Ci 'The window in the north side elevation of the rear extension.....obscured glass unless, prior to occupation of the proposed extension a 1.8 metre high screen fence is erected on the northern side boundary for a distance of 8 metres rear of the adjacent garage and thereafter retained permanently.' (Glazing in side elevation to be of obscured glass)
4. C18Eiv '...in the north side wall of the garage extension...'

Case Officer:.....

Date:22/4/08

PB 22/4/08