Expiry 27/4/07

Development Control – Delegated Officer Report

Application Number: ADC/0126/07 **Recommendation –Permit Application**

Site: **80 Park Avenue Shoreham-by-Sea West Sussex BN43 6PG**

Proposal: **First-floor side extension**

The Application

The application site consists of a detached property which is located within a street of other detached properties which vary in style and appearance. To the rear (east) of the site is the Southlands Hospital site. To the north and south are neighbouring properties Nos. 82 and 78 Park Avenue. The park is opposite the site to the west.

The property as existing has a single garage attached to the southern side of the building, which is built up to the boundary. There is hard standing to the front of this garage, space for parking one car, there is also an additional parking space to the front of the northern part of the property. In between there is a garden area which is enclosed to the front by a dwarf wall.

Permission is sought to add a first floor extension above the existing garage, the extension will have a pitched roof which is 1 metre lower than the existing ridge height of the existing building. The extension will be 1.8 metres wide which will leave a gap of 1.1 metres to the boundary. The extension is 6 metres deep set in from the front and rear of the existing building.

Consultations and Representations

No third party representations 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'
PPS 1 'Delivering Sustainable Development' (ODPM 2004)

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 to dwellings should be designated so as not to

result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity

The proposed extension will be visible within the streetscene and surrounding area. It is considered that the design, scale and size of the proposed first floor extension will be in keeping with the character of the existing dwelling. The lowered ridge height and the fact that the extension is set back from the front of the building allow the extension to be subordinate to the existing building and sympathetic to the existing building and streetscene. Materials used are conditioned to match existing. The proposal therefore complies with part (b) of Policy AH7 of the Adur District Local Plan.

Residential Amenity

The main property to be affected in this case is No. 82 Park Avenue to the south. There will be some loss of light to the first floor windows on the northern elevation of this property which face the first floor extension. This however is not such to warrant a refusal as the windows at the neighbouring property serve a landing and a bathroom and both are fitted with obscured glazing. The proposal therefore complies with part (a) of Policy AH7 of the Adur District Local Plan.

Recommendation

APPROVE for reason that :- 1PPi

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

Case Officer..J Baker.....Date..29/3/07.....

29/3