Expires 1/5/08.

Development Control – Delegated Officer Report

Application Number: ADC/0132/08 **Recommendation – Permit Application**

Site: **139 Middle Road Shoreham-by-Sea West Sussex BN43 6LL**

Proposal: **Single storey rear extension**

The Application

The application site is the western half of a pair of semi-detached houses located on the north side of Middle Road, Shoreham. The property has a linked rear extension with the adjoining neighbour and a long rear garden with a tall hedge forming the eastern boundary. A small conservatory sits of the rear extension.
This application seeks permission to demolish the conservatory and erect a replacement extension 2.4 metres in depth and 4.4 metres in width. It will be flat roofed with windows on the rear and west elevations.

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

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 extension will be at the rear of the property and out of sight from the street. It will be a standard flat roofed construct finished in white render to match the main dwelling.

Residential Amenity

The extension will sit 2.4 metres off the existing joint extension with the adjoining property. This is less than the suggested maximum 3.5 metres as recommended by the Council's development control standard no.3 and is thus not considered to be overbearing. The existing tall hedging that forms the common boundary will screen the extension totally. To the west 2 metre high fencing separates the property from the driveway to the neighbouring flats. This fencing is sufficient to protect these dwellings from being overlooked by the proposed west side window. This extension will thus not conflict with local plan policy AH7.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei

Case Officer:.....

Date: 4/4/08.

PB 4/4/08