expires 7/5

**Application Number: ADC/0137/08** **Recommendation – APPROVE**

**Site: 17 Beach Green, Shoreham**

**Proposal: Demolition of garage and erection of two storey side extension**

## The Application

17 Beach Green is a detached house in a row of mixed style detached properties. There is a detached garage to the side of the property which projects forward of the front of the house by 1.85m and a conservatory extension at the side located towards the rear of the property.

It is proposed to demolish the garage and to construct a two storey extension at the side of the property which would link with the existing conservatory at ground floor. The extension would be 5.2m wide and would come to within 1m of the side boundary with 19 Beach Green. It would project forward of the main house at ground floor level by 0.9m. It would be 6.4m in depth and 6.5m high, being set below the main roof ridge by 0.8m.

## Consultations and Representations

No representations 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): 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

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.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is

indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

**Visual amenity**

The extension is a substantial addition in terms of its width. However, it will appear as a subsidiary feature as a result of its lower roof line and the setting back from the front building line of the two storey element. It will match the materials used on the existing house and will not harm the character or appearance of the property. The forward projection at ground floor level would be less than that which presently occurs with the garage and is, consequently, not considered to harm the character or appearance of the street scene, particularly as the extension will be some 10m from the pavement.

**Residential amenity**

The neighbouring property to the west, no.19, has a window on the side at first floor level which serves a bathroom and is obscure glazed. The rear wall of the proposed extension will be in line with this window and will not cause a significant loss of light to the neighbours' bathroom. Sunlight will continue to reach the room from the south and east as at present (the extension being sited to the north east of no.19). No windows are proposed for the side wall of the extension and no loss of privacy will occur as a result. The only window to the rear at first floor will be obscure glazed serving an ensuite.

**Access and Parking**

While the proposal results in the loss of a garage, there is ample space on the front hardstanding for the parking of cars to overcome any concerns in this respect.

**Recommendation**

APPROVE for the reason

1PPi

Subject to

1. C1Ci
2. C12Eii
3. C18Eii side wall

Case Officer ..... Date 10/4/08