Application Number: ADC/0139/08 Recommendation – APPROVE

Site: 3 Erringham Road, Shoreham

Proposal: Single storey side/rear extension

The Application

The application property is the northern half of a pair of semi-detached dwellings on the west side of Erringham Road. These properties are set forward of the adjoining pair of semi-detached properties to the north and are at a slightly lower level. Planning permission was granted in 2005 for a single storey rear extension and it is now proposed to amend that proposal to include a single storey extension along the side of the property. An existing single detached garage at the rear of the building is to be demolished.

The rear extension is now proposed to wrap around the rear (north east) corner of the property to form a dining room and kitchen extension and new shower room at the side. As originally submitted, the side extension was to abut the side garage wall of no.5. However, following concerns expressed by the occupants of that property, the plans have been amended to leave a small gap between the buildings. The design of the extension has been revised to include a parapet wall on the boundary.

The extension, as amended, will measure 2.2m wide and 3.5m high with a mono-pitched roof. It will be set back from the front of the building by 5.4m and will project at the rear by 3.5m.

Consultations and Representations

None 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 proposed side extension will be visible from the street but will be set back considerably from the front of the building and will not appear unduly prominent or dominant in the street scene.

Residential amenity

The proposed extension, while not abutting the side wall of the neighbouring garage, will obstruct a high level window serving the garage. This window does not serve a habitable room and, while it is the only natural light source to the garage, its obstruction is not considered to be a reasonable ground for refusing the application. The occupants of no.5 have verbally stated that they have no objection to the amended plans or to the loss of light to the window.

Access and Parking

The application results in the loss of the existing garage. However, adequate space will remain along the side of the property to park a vehicle and there is no objection to the loss of the garage.

Recommendation

APPROVE for the reason

1PPi

Subject to

1. C1Ci
2. C12Eii
3. C18Eiv south side wall of the rear extension
4. C14Ai 15 April 2008. Reason – Policies AH7 & DEV1

Case Officer P Barnett

Date 22/4/08