Expires 9/5/08.

Development Control – Delegated Officer Report

Application Number: ADC/0142/08 **Recommendation – Permit Application**

Site: **19 Hebe Road Shoreham-by-Sea West Sussex BN43 5WE**

Proposal: **Single-storey rear extension (with lean-to roof incorporating existing extension)**

The Application

The application site is an end-of-terrace house located on the south side of Hebe Road, Shoreham. The property has a 4 metre deep flat roofed extension partially offset to the east on the rear elevation and a long rear garden. It is bounded to the west by the adjoining house which itself has a 4 metre deep conservatory across the rear elevation. To the east is a detached barn-style house that sits 1 metre from the side elevation of No.19.
This application seeks permission to extend the existing rear extension into a gap between it and the boundary with the adjoining house, and to erect a low pitched roof above. The enlarged extension will have rear doors and rooflights.

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 sit off the rear elevation in between the existing extension and the conservatory of the adjoining house to the west. Although a pitched roof will be added above the existing sections this will not be visible from the street due to the close proximity of No.20 to the east and the 1.8 metre fencing that forms the 1 metre wide separation between the properties.

Residential Amenity

The extended section will sit within 0.1 metres of the boundary with No.18 but will extend only marginally (0.5 metres) beyond their rear conservatory. It is not therefore considered that there will be any impact on this property's amenity. To the east the addition of the pitched roof onto the existing extension will raise the height by 1.4 metres as maximum. Although No.20 is tight onto the boundary with No.19 it is not considered that this addition will significantly impact on their amenity as the bulk of the property's aspect is to the north and east. This proposal will therefore not conflict with local plan policy AH7.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12E

Case Officer:.....

Date:22/4/08

PB 22/4/08