Expiry 10/05/07

Development Control – Delegated Officer Report

Application Number: ADC/0143/07 **Recommendation - Permit**

Site: **77 Victoria Road Shoreham-by-Sea West Sussex BN43 5WR**

Proposal: **Single-storey rear (north side) extension**

The Application

The application site is located on the western side of Victoria Road and contains a two storey end of terrace dwelling. The dwellings along this terrace group all contain an original two storey rear projection extending out from the main rear wall of the dwelling by 4.8 metres. This has a width of 3.6 metres and has a roof sloping in one direction only. The other four dwellings in the group have been designed so these rear projections on adjoining properties are located side by side with their sloping roofs matching up to form a gable end. As there are an uneven number of dwellings in the terrace, the application dwelling does not have a "partner" to match up with. A single storey extension has later been added to the end of this feature which has the same style roof but sloping in the opposite direction. The combined extensions project out from the main dwelling by 8.05 metres.

The applicant proposes a single storey extension on the north side of the two extensions. This will extend from the rear wall of the main dwelling to match up with the outer wall of the rear extension and form a single storey gable end. It will be used to accommodate additional living space.

The street scene comprises terraced and semi detached dwellings. The application site is the last in the line of its own particular style, with the dwellings from No. 79 northwards being of a slightly different character and scale and having slightly larger sites. The site is separated from No. 79 by a narrow accessway. Directly to the rear of the site are allotment gardens.

Due to the narrow nature of the sites in the area and the orientation of buildings, side extensions are not prominent features within the street scene.

Consultations and Representations

No comments or representations have been received in relation to this proposal.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7

Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The Appearance
The extension has been designed so that it will match up with the existing single storey rear extension. It will extend out from the rear of the dwelling only as far as the existing rear extension and be of the same proportions. The roof will be sloping with the same degree of pitch as the existing extension and the two will match up to form the same gable end feature which is common on other dwellings along this terrace.

The extension will extend past the main side wall of the dwelling by one metre and be within one metre of the side boundary for a significant proportion of its length. This is not considered to have a significant visual impact on the street scene as it will be located at the rear and a significant distance from the street and the building is positioned on a slight angle so that the forward-most section would screen the extension from the street.

Effects on Neighbours
The attached property to the south (No. 75) is unlikely to experience any adverse effects as a result of the extension as it will be wholly screened by the existing rear extension.

The neighbouring property to the north (No. 79) is detached from the application dwelling, located over 5 metres away and set further forward on the site. The two sites are separated by solid brick fencing (2 metres high) and an alleyway which runs between them. At this distance it is not considered that the extension will have significant adverse effects on the amenity of this site.

The only windows proposed for the extension are large bi-folding doors in the rear elevation. There are no dwellings immediately to the rear.

Effects on the Site
The site contains a rear garden with a depth of approximately 13 metres and an area of 90m² which is sufficient to meet the usual accepted standard.

Recommendation

APPROVE for reason that :- 1PPi

Conditions
1. C1Ci
2. C12Ei
3. C18Eiv ... north side ...

Case Officer: K Shearer

Date: 11/04/07