expires 27/10

Development Control – Delegated Officer Report

Application Number: ADC/0393/08 **Recommendation - Application Permitted**

Site: **95 Eastern Avenue Shoreham-by-Sea West Sussex BN43 6PE**

Proposal: **Single-storey rear extension and front porch**

The Application

The application property is a semi detached house on the western side of Eastern Road and at the northern end of a line of similar houses, adjacent to school grounds. It is proposed to construct a single storey rear extension and a new porch at the front of the property.

The rear extension measures 6.1m wide (the full width of the house) and projects 3.45m. It is 3.5m high with a mono pitched roof.

The front porch measures 2.5m wide, 1.5m deep and 3.2m high.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): 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.

The DC Standard on residential extensions states that single storey extensions on semi detached properties which abut the boundary should normally be no deeper than 3.5m. The imminent changes to the GPDO state that the maximum depth of such an extension should be 3m before requiring permission.

Visual amenity

The rear extension will be largely hidden from the street but will be visible from the school grounds to the side and rear. It is of a reasonable design which will not detract from the character of the property and will have less of a visual impact than the existing large dormer on the rear roofslope.

The front porch is only slightly larger than that which can be constructed as permitted development. It has a pitched roof and will replace an existing open fronted porch. There are a number of front porch additions along this stretch of Eastern Avenue and it is not considered that it will detract from the street scene.

Residential amenity

The rear extension is to be constructed on the boundary with no.93. There is currently a large amount of vegetation on the boundary which blocks some light to no.93. At 3.45m projection, it complies with the Council's DC Standard and it is not considered therefore that the proposed extension will unduly restrict light or outlook to the neighbouring property.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci
2. C12Ei

Case Officer.....

Date...30/9/08