Expires 3/10/07

Development Control – Delegated Officer Report

Application Number: ADC/0396/07 **Recommendation – Permit Application**

Site: **174 Harbour Way Shoreham-by-Sea West Sussex BN43 5HJ**

Proposal: **Proposed single storey rear extension**

The Application

The application site is a semi-detached house located on the south side of Harbour Way, Shoreham Beach. The property sits on a slight corner plot and is bounded to the east by an adjacent pair, to the west by the adjoining house and to the rear by a further terrace of houses.
The proposal seeks to add a single storey extension to the rear elevation that will be 6.8 metres in width, 3.6 metres in depth and stepped back by 0.5 metres on the eastern flank due to the angle of this boundary to the site. The roof will be pitched from the eaves level of 2.5 metres to the first floor sill height. The main window and garden access will be from the rear elevation with a further side door incorporated into the eastern elevation.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1
Development Control Standard No 3: Extensions and Alterations to Dwellings.

Planning Assessment

The main planning concern with this application is the impact the extension will have on neighbouring amenity.

The adjoining house features its own single storey rear extension which has a depth just shy of the 3.6 metres proposed by this addition. The impact on this adjoining house will therefore be negligible with only an obtuse view of the pitch visible from the first floor windows. To the rear a separation of 26 metres will exist between the rear elevation and the front of the terraced properties beyond the rear garden. Additionally, 1.8 metre fencing and boundary vegetation prevents any overlooking/privacy concerns. This elevation will feature the re-sited existing rear windows and doors which will be located in the same arrangement.
To the east the angled boundary consists of a low 1.2 metre brick wall that offers clear overlooking. The adjacent property features a rear extension set less than 4 metres from this boundary with a large clear glazed side window. The proposed east side door will thus offer views into this window and should be conditioned to be obscured. Likewise no additional windows should be allowed in this elevation. Although the extension will run the width of the house it will maintain a side access route to the rear garden and will not overdominate or restrict light to neighbouring dwellings. The pitched roof harbours two rooflights and is not considered to cause any planning concerns.
As the property sits in Flood Zone 2 of the EA's Flood Risk Map the applicant has, as required by PPS25, supplied satisfactory detailing of how the proposal will be flood resistant.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (materials to match existing)
3. C18Ci: '...The door in the east side elevation...' (glazing to be obscured)
4. C18Eii: '...in the east side wall...' (no windows to be formed in side wall)

Case Officer:.....

Date: 7/9/07.....

CS 7.9.07