# Planning Statement
# For Proposed Extension & Internal Alterations
# At:
# 53 Middle Road
# Shoreham-By-Sea
# West Sussex


| ADUR & WORTHING PLANNING SERVICES | |
|---|---|
| PLAN | AWDM/0039/15 |
| DATE VALID | 14 JAN 2015 |


**Client:**

Mr & Mrs M. Dinsdale

**Statement Compiled By:**


RJA Planning & Building Consultants Ltd.
16 Greenacres
Shoreham-by-Sea
West Sussex BN43 5WY


**Date:**

January 2015

## INTRODUCTION

The proposal is for a single storey extension to the front of the bungalow.

## PLANNING POLICY

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless other material considerations indicate otherwise. The approved Development Plan in relation to this site comprises the Adur Local Plan (1996) with the relevant policy being AH7 which relates to householder development. Development Control Standard No 3
-Extensions & Alterations to Dwellings is a material consideration. The National Planning Policy Framework
(March 2012) is also a material consideration, in particular paragraph 14 which discusses the presumption in favour of sustainable development and requires LPAs to approve development that accords with the development plan without delay.

## PLANNING ASSESSMENT

### The Proposal

The proposed extension is to be sited to the front of the existing bungalow.

### Site and Surroundings

The site comprises one half of a pair of semi-detached bungalows on the corner of Middle Road and Crown Road. The dwellings in the immediate vicinity are a mix of detached and semi-detached bungalows.
The site area is approximately 315m2. The existing dwelling has two previous single storey flat roof extensions to the rear presumably built within Permitted Development.

### Planning History

There is no planning history associated to the site

### Planning Assessment

The main issues that need to be considered are the impact the proposal may have on the property and the wider street scene, and the impact on neighbouring occupiers.

Compliance with relevant Policies

Policy AH7 is relevant to this application. This states that: extensions and alterations to existing houses and bungalows will be expected to be designed so that:-

(a) proposals would not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings;
(b) design and materials are sympathetic to both the original dwelling and the area in general;
(c) the proportion of the garden area taken by the proposal would not be excessive having regard to the character of the area;
(d) access and car parking provision is acceptable under Policy AT12, and
(e) it accords with the standards adopted by the LPA.

The adopted Standard – Extensions and Alterations to Dwellings discusses extensions.

It states that:
2.5 The most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and street scene generally. An extension which is acceptable in a low density modern development may not be acceptable in a town centre location. In particular, the proposal should not be allowed to over-dominate the house or clash with its appearance.
2.6 The following principles should also help to ensure that the criteria discussed above are
met:-
(a) Extensions should respect the architectural period and style of the existing dwelling and the area.
(b) External construction materials should match in colour and texture the materials of the existing dwelling;
(c) Windows and other openings should be in scale with the extension and should be in line with and match the proportions and style of existing windows.
(d) On a dwelling with a pitched roof, extensions should also have a pitched (or leanto) roof if they are visible from the street, from a public place, or are two-storey extensions.

It does not make specific reference to front extensions.

**CASE FOR THE PROPOSAL**

Mrs Dinsdale (joint applicant) is confined to a wheelchair. The applicants have two teenage sons living at home. The existing dwelling has two bedrooms. The proposed extension is to provide a third bedroom so the children can have separate rooms, a larger kitchen that is accessible and useable with a wheelchair. The existing kitchen would be converted into a wet room, again suitable for wheelchair access. The main access into the dwelling would be relocated to the side to provide easier transfer from wheelchair to car.
The internal layout provides easier access to the rooms and privacy to the bedrooms whereas currently the bedrooms are directly off the living room

## CONCLUSION

The proposal is a sustainable development. It does not set a precedent as the special circumstances of the applicant are justification for allowing the proposal as it stands.
The applicant has lived in the property for many years and has neighbour support within the street. If the application is refused they may have to move to find alternative accommodation and this close knit support would be lost. It is our view that when making a decision, the LPA also take into account why the extension is genuinely needed for the family to adapt their home to their own special circumstances and approve this application.