PE
14/10/08
Expiry
13/11/08

Development Control – Delegated Officer Report

Application Number: ADC/0405/08 **Recommendation – Permit Application**

Site: **8 Hawkins Road Shoreham-by-Sea West Sussex BN43 6TJ**

Proposal: **Single-storey rear extension**

The Application

The site is located within the built up area of Shoreham, a semi detached bungalow with rooms in the roof within a street of similar properties. There is a front garden with hard standing to the side with access to a flat roof single garage set back to the side. Permission is sought to demolish an existing small flat roof rear addition and erect a flat roof rear extension the entire width of the building, 3 metres in depth with a maximum height of 2.8 metres.

Consultations and Representations

Third Parties: **-** No third party representations have been 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 II '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.

Residential Amenity

The main properties to be affected are those either side of the site. No. 6 Hawkins Road attached to the east and no. 10 to the west. The proposed extension will be built up to the boundary with no. 6 and will extend to a depth

of 3 metres, therefore it complies with the Council's D.C standards. There will be no windows on the eastern elevation of the extension. There will be no over looking or overbearing impact on the property to the east.

There is a distance of 7 metres between the proposed extension and the dwelling to the west and most of the extension will be screened by the existing flat roof garage which the extension will abut. Therefore there will be not adverse impact in this case.

Visual Amenity

The extension is to the rear of the dwelling and therefore is not visible within the street scene. The flat roof design limits the height and bulk of the extension and will match the existing flat roof garage.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18E3 - east

Case Officer.....Date.....16/10/08