Development Control – Delegated Officer Report

Application Number: ADC/0407/07 **Recommendation – Permit Application**

Site: **48 Downside Shoreham-by-Sea West Sussex BN43 6HE**

Proposal: **Proposed single storey extension to rear and relocation of garage (move back 1.5m)**

The Application

The application site contains a single storey semi-detached bungalow located on the northern side of Downside, Shoreham-by-Sea. A single storey rear conservatory and garage appear to have been erected some time ago under permitted development rights.

The applicant now proposes:

- To remove the existing conservatory and replace it with a single storey extension measuring 20.85m^2 in area; &
- Remove and reconstruct the existing brick garage some 1.5m further back on the property.

The relevant section of Downside incorporates a number of semi-detached chalets and chalet bungalows similar in appearance to the subject dwelling. A detached double storey house is located directly opposite the house to the south.

Consultations and Representations

Council has received one submission from the owners of adjoining No. 46 Downside, raising concerns that relate to obstruction of the shared driveway and a loss of light, and privacy as a result of the rear extension.

Relevant Planning Policies and Guidance

West Sussex Structure Plan:	LOC 1	(Locational Strategy)
	DEV 1	(High Quality Development)
Adur District Local Plan:	AG 1	(General)
	AH 7	(Extensions & Alterations for Householders)
Development Standard No.3:	Extensions & Alterations to Dwellings	

Planning Assessment

The Appearance
The extension will match (in size, scale and building materials) that which has previously been constructed on adjoining No. 50 Downside.

Furthermore, by shifting the garage some 1.5m further back on the property it will match the garage that has been constructed on No. 46 Downside, eradicating a peculiar stepped arrangement that currently exists with the adjoining garages.

Despite the size of the extension the property will retain sufficient rear garden space in excess of Council standards, in addition to the 11m separation distance

recommended by Development Control Standard No. 3 between the extension and the rear boundary of the plot.

Effects on Neighbours
By varying the initial proposal to include a 1m recess in the eastern elevation of the rear extension, the development has been modified such that a larger and more appropriate light and air well is created between the extension and the existing conservatory at No. 46.

The siting of the extension now also matches the location and configuration of the conservatory on No. 46, and ensures sufficient manoeuvring space is maintained for vehicular access to and from the rear garages of both No.'s 46 & 48.

Given the single storey nature of the development and its location to the rear of the property there are no other properties that will be adversely impacted upon by the proposal.

The Amended application is therefore considered to be in keeping with the established character of the area and to have appropriately addressed the concerns of adjoining landowners.

Recommendation:

APPROVE for reason that :- 1PPi

1. C1Ci (Approval Timeframe)
2. C14Ai (Amended Plan – AH7 & DEV 1) - plan Rev A recd 28 Aug 07
3. C12Ei (Matching Materials)

Case Officer: ..... Date: 28/8/07

for Head of Planning & Community: ..... Date: 29/8/07

Chair of Planning & Regulatory Committee: ..... Date: 29/08/07