expires 11/3

Development Control – Delegated Officer Report

Application Number: ADC/0010/10 **Recommendation – Permit Application**

Site: **Linden The Street Shoreham-by-Sea West Sussex**

Proposal: **Single-storey rear extension**

The Application

The application property is a semi detached dwelling located on the south side of The Street, close to the junction with Mill Hill. It has a lean to conservatory across the rear and a detached flat roofed garage at the rear.

It is proposed to remove the existing conservatory and to construct a single storey pitched roofed extension across the rear to form a larger kitchen/breakfast room. The extension will project 4.3m from the main wall of the house sloping from a height of 4m where it abuts the house down to 2.8m at the front of the extension. It will be finished in concrete tiles and render to match the existing house.

The adjoining dwelling has a 2.2m deep conservatory on the boundary.

Consultations and Representations

Consultations/Comments

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): 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

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 proportion of the garden area taken up by a proposal should not be excessive.

Advice in DC Standard No. 3 states that on semi-detached or terraced dwellings single storey extensions which abut, or are within 1m of a common side boundary with an attached dwelling, should normally be no deeper then 3.5m.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Residential amenity

The proposed extension would project 4.3m from the rear wall of the house, in excess of the 3.5m stipulated in DC Std No.3. The applicant was initially asked to reduce the depth of the extension but they declined. Following further consideration of the application it has been accepted that no reduction is necessary.

The neighbouring dwelling already has a 2.2m deep extension on the boundary so the difference in depth between that extension and this proposal would be only 2.1m. The rear of the dwellings is orientated to the south and it is therefore not considered that the proposal will have an unduly harmful effect on the amenities of the occupiers of the adjoining dwelling, Durhamside.

There is a drop in levels from the back of the houses to the rear gardens but the extension has not been built up to any great extent and has a lower floor level than the main house in order to keep its height down.

Visual amenity and character

The extension is at the rear and will not be visible from the street. It respects the character and appearance of the existing dwelling and, while deeper than would normally be allowed, it does not dominate the dwelling or unacceptably reduce the amount of garden remaining, there being some 23m depth of garden to the rear.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. The development hereby permitted shall be carried out in accordance with the following approved plans:
   Location and Block Plans date stamped received 14 January 2010
   Floor Plans & Elevations as Proposed date stamped received 16 February 2010
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer [redacted] Date 17/2/10 [redacted]