Ex 2213/10

Development Control – Delegated Officer Report

Application Number: ADC/0014/10 **Recommendation – Permit Application**

Site: **96 Harbour Way Shoreham-by-Sea West Sussex BN43 5HH**

Proposal: **First-floor side extension**

The Application

The application site is a semi detached two storey dwelling within a row of similar properties. As existing there is a single garage to the side of the property and single storey rear extension. There is also a hipped roof front porch.

Permission is sought for a first floor side extension above the existing garage to match the existing ridge height and to continue the gable of the existing building. The ground floor will remain unchanged with an additional first floor bedroom provided. The extension will be 2.4 metres wide, 7.2 metres deep and will have a maximum height of 7.4 metres.

Consultations and Representations

Third Parties: - One letter has been received from the owner/occupier of no. 94 stating no objection.

Relevant Planning Policies and Guidance

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

Policy AH7 of the Local Plan states that extensions and alterations to dwellings 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 property to be affected in this case is no. 94 to the west of the site. The proposed extension will bring the building up to the boundary with this

property. There are no windows on the side elevation that will be affected by the proposed extension. The extension does not extend any further forward or to the rear of the adjacent building. It is therefore considered that there will be no adverse impact on the residential amenities of the occupiers of this property. No. 98 attached to the application site will not be affected as the existing building will block any impact.

Visual Amenity

The proposed extension continues the ridge or the existing roof and will extend the full depth of the building with no set back. It is however considered that this is acceptable as the continuation of the ridge replicates the simplistic design of the house. Also as the first floor addition will be built above the existing ground floor extension it would not be practical or aesthetically pleasing to set back the first floor addition or reduce the ridge height. It is therefore recommended that the application be approved.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The development hereby permitted shall be carried out in accordance with the following approved plans: -

   Block Plan and Location Plan – date stamped received – 25th Jan 2010.
   Proposed and existing elevations and floor plans Drawing no – 9220/1 – date stamped received - [redacted]010.

Case Officer. [redacted].....Date.....4/3/10.....

PB 5/3/10