Expiry Date - 23/11/2010

Development Control – Delegated Officer Report

Application Number: ADC/0359/10 **Recommendation – Permit Application**

Site: **4 Erringham Road Shoreham-by-Sea West Sussex BN43 5NQ**

Proposal: **Enlargement of garage to form study (and rear store) with link extension to house and provision of pitched roof**

The Application

The application property is a detached dwelling located on the east side of Erringham Road. It is proposed to convert the existing garage into a study with a new, higher pitched roof and a lean-to store at the rear. The kitchen and utility on the ground floor adjacent to the garage are to be extended to link with the converted garage.

Consultations and Representations

Consultations/Comments

None

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

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It 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.

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.

Visual amenity and character

The garage will increase in height from 3.2m to 4.1m with the lean-to store extending at the rear by 1.5m, at a height of 2.7m. The garage is set back behind the house and is some 20m from the road. Consequently, the development will have a limited impact on the street scene. The proposal is in keeping with the character and appearance of the existing dwelling.

The extension of the kitchen is effectively an infill of a covered area at the back of the house and will have a limited visual impact.

Residential amenity

The garage is located immediately on the southern boundary adjacent to 2 Erringham Road. That property has a flat-roofed rear extension alongside the garage at No.4 which does not contain any windows. Consequently, there will not be any significant impact on residential amenity. The application has been amended from the original submission to remove an awkward covered area at the front of the garage which looked incongruous and which had the potential to have a greater impact on two side windows at No.2.

As amended, the proposed extensions will not cause any harm to the amenities of the occupiers of No.2

Recommendation

APPROVE for reason that:-

1PPi

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Subject to:

1. C1Ci
2. C12Ei
3. This permission relates to the following approved plans:
   1:1250 Scale Location Plan, 1:500 Scale Block Plan and Proposed Floor Plan (but not including the covered area in front of the garage) date stamped received 28 September 2010
   Proposed Elevations date stamped received 16 November 2010
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 17 November 2010