Expires 8/4

Development Control – Delegated Officer Report

Application Number: ADC/0041/10 **Recommendation – Permit Application**

Site: **12 Winterton Way Shoreham-by-Sea West Sussex BN43 5RE**

Proposal: **Single-storey rear extension**

The Application

The application property is a detached hipped roofed bungalow on the east side of Winterton Way. It has a flat roofed extension at the rear on its south east corner and a flat roofed extension on its north side. It is proposed to infill between these extensions across the whole of the rear and to add a dummy pitch around both the proposed and existing extensions.

The proposed extension will measure 2.9m deep, 6.7m wide and 3.3m high. It will have a lantern roof light set on the flat roof behind the dummy pitch, the top of which will be visible.

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

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.

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 extension is at the rear of the dwelling and will not be visible from Winterton Way, with the exception of the new pitched roof over the existing extension. To the north of the site runs a footpath linking Winterton Way with Feversham Close and the extension will abut this footpath. While it will be visible from the path, it is only single storey and its appearance will be improved by the addition of the dummy pitch. Consequently, the proposal is not considered to have a harmful impact on the character and appearance of the dwelling or the street scene.

Residential amenity

The extension will be screened from No. 10 to the south by the existing flat roofed extension at the rear of No.12. To the north, No.14 is separated by a public footpath and the extension, being single storey only, will not result in any loss of light or outlook for the occupiers of that property.

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 plan, date stamped received 11 February 2010:
Drawing Title: Extensions & Alterations (including Location Plan, Block Plan, Proposed Plans & Elevations and Section)
Reason– For the avoidance of doubt and in the interests of proper planning

Case Off [redacted] Date. 15/3/10

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