Exp'y 5/9/07

Development Control – Delegated Officer Report

Application Number: ADC/0420/07 **Recommendation – Permit Application**

Site: **15 Hebe Road Shoreham-by-Sea West Sussex BN43 5WE**

Proposal: **Alterations and extension to existing single dwelling house**

The Application

The application site contains a double storey end of terrace house located on the southern side of Hebe Road, Shoreham-by-Sea. A room in the roof of the house was granted Planning Approval in 1933, whilst a small rear extension appears to have been erected since that time under permitted development rights.

The applicant now proposes:

- Replacement of the small previous extension with a larger sunroom measuring 2.25m x 3.95m (8.9m^2);
- Erection of a rear dormer above the sun room measuring approximately 6.9m^2 in area; &
- A number of internal modifications.

To the west of the end of terrace house the property abuts the rear boundary of a large number of terrace homes fronting West Street, whilst directly opposite the house are three storey flats.

Consultations and Representations

The immediate neighbour to the east of the site, No. 16 Hebe Road, has written in advising Council that she has no objection to the proposal. Council has received no other representations with respect to the proposal.

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 rear projection of the extension is in line with development on adjoining No. 16 Hebe Road, is less than the 3.5m maximum recommended by Development Control Standard No.3, and is of a scale that does not detract from the existing dwelling. Furthermore the external finishes match those of the existing dwelling.

Effects on Neighbours
The extension is adequately set back from the side boundaries such that it will not appear overbearing, or have detrimental impact in terms of overshadowing of adjoining properties.

Due to the alignment of the plots, the second storey window will have limited views of the rear yards of a number of plots fronting West Street, however the impact is no greater than that which is afforded to the existing window located in the rear of the dwelling.

Recommendation:

APPROVE for reason that :- 1PPi

1. C1Ci (Time Limit)
2. C12Ei (Match Existing Materials)

Case Officer: D Rayner

Date: 9/8/07

CS 22/8/07.