~~24/4/08~~
Expiry
23/5/08

Development Control – Delegated Officer Report

Application Number: ADC/0162/08 **Recommendation - Permit Application**

Site: **37 East Meadway Shoreham-by-Sea West Sussex BN43 5RF**

Proposal: **Conversion of garage to room with addition of hipped roof**

The Application

The site is located within the built up area of Shoreham on Shoreham Beach, a two storey detached property of mainly pitched roof design with a single storey front section and a flat roof single garage to the side.

To the north of the side boundary is the rear boundary of chalet bungalows at nos. 15, 11 and 9 The Marlinspike. There is an existing pitched roof single garage to the rear of no. 15 which is adjacent to the existing single garage at no. 37 East Meadway.

Permission is sought to add a sloping pitched roof to the existing flat roof garage and to convert the garage to provide an enlarged kitchen, (planning permission is not required for the conversion.) The maximum height of the pitched roof will be 3.6 metres.

Consultations and Representations

Third Parties: - No third party representations received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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

Structure Plan policies seek to protect and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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.

Residential Amenity

The main properties to be affected in this case are the chalet bungalows to the north in The Marlinspike. Nos 9, 11 and 15 are at a distance of 8 metres from the side boundary of the side. There will be an increase in the height of the garage as a result of the increase in the pitch of the roof from a flat roof. However this increase will not result in an loss of light or overbearing impact. Also there is an existing pitched roof single garage to the rear of no. 15 which is adjacent to the existing garage at no. 37 which will screen the extension to some extent.

Visual Amenity

The proposed replacement window to the front of the existing garage and the proposed pitched roof will be clearly visible within the street scene however it is not considered that there will be any adverse impact in this case. The pitched roof is in keeping with the existing pitched roof design of the building and it is set back and therefore does not dominate the street scene.

Parking

The loss of the garage is not considered to be an issue with regards to parking in this case and there is space on the existing driveway for at least 2 cars.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer..... Date 24/4/08

PB 25/4/08