Expires 25/1/07.

Development Control – Delegated Officer Report

Application Number: ADC/0454/06 **Recommendation - Application Permitted**

Site: **40 Buci Crescent Shoreham-by-Sea West Sussex BN43 6LB**

Proposal: **Single-storey rear extension**

The Application

The property contains a two storey attached dwelling with rendered elevations and a tiled roof. Access to the property is from the corner of Buci Crescent. Due to proximity of the site to the corner, the property approximates a triangular shape which narrows to the rear (south east).

The application proposes a single storey rear extension to replace an existing rear conservatory located across the rear of the dwelling. The single storey rear extension is to extend 6.2m across the rear elevation and is 2.8m in height. The extension will be stepped out from the existing rear elevation with the southern side of the extension protruding 3.3m and the northern side protruding 2.4m from the dwelling. The proposed rear extension is to have a flat roof and the additional floor area is to be used as a dining room.

Consultations and Representations

Third Parties
No third party letters have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The main issues of this application are the impact of the proposed rear extension on adjoining residential amenity and on the character of the existing dwelling.

The attached neighbours to the south no. 42 Buci Crescent already have a rear extension which protrudes approximately 4.5m from the rear elevation of the dwelling. As such the proposed extension at no. 40 Buci Crescent would not extend past the adjacent existing rear extension and would have a minimal impact on adjoining residential amenity. The neighbours to the north no. 38 Buci Crescent are located at an angle relative to the dwelling at no. 40

Buci Crescent, facing northwest as opposed to no. 40 Buci Crescent, which faces due west. The proposed rear extension will not extend past an existing storage shed located on the northern side of the property and no further than the existing conservatory that is currently located at the rear of the property. The proposed rear extension will be approximately 400mm higher than the existing conservatory, but this is not considered to have any significant impact on the adjoining residential amenity to the north.

The proposed development is consistent with the Council's Development Control Standard No .3 'Extensions and Alterations to Dwellings' with the rear extension protruding less than 3.5m from the rear elevation. The rear extension is not considered to have a significant impact on the character of the dwelling and will not be viewed from the street scene.

The proposed single storey rear extension should be approved.

Recommendation

APPROVE for reason that: 1PPi

Conditions

1. C1Ci
2. C12Eii

Case Officer: [redacted].....

Date: 16/1/17 [redacted]

17/1