Expires 10/9/07

Development Control – Delegated Officer Report

Application Number: ADC/0430/07 **Recommendation – Permit Application**

Site: **305 Upper Shoreham Road Shoreham-by-Sea West Sussex BN43 5QA**

Proposal: **First floor side extension**

The Application

The application site is a large detached 1930's house located on the eastern corner of Upper Shoreham Road and Oxen Avenue, Shoreham. The property features a rear conservatory, a west side ground floor addition approved under SU/63/02/TP, a large rear garden and a frontal hardstanding behind 1 metre high walls and a tall corner tree. The house is on noticeably higher ground than Oxen Avenue with the boundary formed of an embankment, 1 metre high blockwork walling and shrubbery.
The proposal is to extend at first floor level directly above the west side extension with an enlarged bedroom and ensuite facility. Due to the siting of the extension the walls and roof will be a continuation of the existing with twin gable ends on the west and south elevations. Fenestration is to be on the front and rear elevations only.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1
Development Control Standard No.3: Extensions and Alterations to Dwellings.

Planning Assessment

The main planning concern with this application is the impact the proposed extension will have on the original part of the house and the streetscene in general.

The extension as proposed will continue the profile of the house above the existing ground floor west side extension. The roof will be extended out into twin west and south gables to replicate a similar arrangement on the east side of the house. The Council's DC standards state that side extensions should usually be set back in order to be subordinate to the main dwelling and to avoid problems in matching materials. It is felt that, on a detached property such as this, it would be acceptable to permit an extension flush with the original elevations providing the materials used exactly match the existing. The presence of a large tree to the front of the house will also serve to disguise the extension whilst the materials weather in. As current, the house is completed at ground floor level with dark brickwork and at first floor level with cream render. The plans propose to continue this arrangement around the extension with tiling above. Exactly matching these materials against a much older building will therefore be essential and is secured by condition.
The extension will sit above the existing pitched ground floor addition to a distance of 1 metre with the west side boundary. Whilst this separation meets the minimum DC standard, it will result in the building imposing above Oxen Avenue. However, as a further embankment separation exists between the boundary and Oxen Avenue it is not considered to be excessively imposing to warrant refusal.
The fenestration proposed is identical in style to the existing with the ground floor window enlarged with an arched lintel that mirrors the other windows on the front elevation. No windows are proposed in the west side elevation however, given the 14+ metre road separation across to the west, no concern would be raised should they be installed at a later date.

As the extension is located on the west side elevation only there will be no consequential overlooking or overbearing impacts on neighbouring dwellings.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing)
3. C12F: (windows to match existing)

Case Officer:..... CJ 28.8.07

Date: 24/8/07