EXPIRES 12/9

Development Control – Delegated Officer Report

Application Number: ADC/0435/07 **Recommendation – Permit Application**

Site: **30 Southview Close Shoreham-by-Sea West Sussex BN43 6LJ**

Proposal: **Rear dormer and side gable extension**

The Application

The application site contains the northern half of a semi-detached bungalow with brick elevations, a tiled roof with a hip end, a rear conservatory with an attached single bay garage, and a sizeable rear garden. The property is located on the eastern side of Southview Close, Shoreham.

Approval to the conservatory and the garage (as a replacement to a previous structure) was granted by Council in April 1998. The applicant now proposes to extend into the roof by converting the side hipped end into a half gable, and installing a dormer to the rear. The modifications will accommodate an additional two bedrooms within the dwelling.

Originally erected as part of a 37 dwelling housing development, the surrounding street scene contains numerous semi-detached bungalows similar in design and appearance to the subject dwelling. A number have been modified into chalet bungalows, including the other half of this semi-detached pair which has been altered in a similar manner to that now proposed as part of this application.

Consultations and Representations

Council has received no representations with respect to this 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

Whilst the position of the dormer is offset slightly towards the southern end of the rear roof plane, it matches the spacing of the adjoining dormer at No.31 Southview Close, and thus will create a balanced view of the combined building from the rear.

The proposed materials match those of the existing building hence the proposal will maintain the existing character of both the building and the wider streetscene.

The size of the rear garden is unaffected by the proposal ensuring that the property retains sufficient amenity space in accordance with the 100m^2 recommendation of Council's Development Control Standard No.3 (DCS No.3).

Effects on Neighbours
The limited size and location of the proposed extensions pose no concern to neighbouring properties in terms of overshadowing.

With respect to overlooking, the only property affected is adjoining No.31 who overlook a portion of the subject property's rear garden in an identical manner to that proposed by this application.

To the rear, the 21m distance between the dormer window and the rear boundary ensures that the proposal easily accommodates the 22m minimum requirement of DCS No.3 between the proposed dormer and principal windows within the dwellings to the rear.

Conclusion
Approval is therefore recommended as detailed below.

Recommendation:

APPROVE for reason that :- 1PPi

1. C1Ci (standard time limit)
2. C14Ai (Amended Plan – 31/8/07, AH7 & DEV1)
3. C12Ei (match external materials)

Case Officer: D. Reynolds

Date: 4/9/07

CT 5.9.07