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29/4/09

Development Control – Delegated Officer Report

Application Number: ADC/0082/09 **Recommendation – Permit Application**

Site: **32 Hawkins Road Shoreham-by-Sea West Sussex BN43 6TH**

Proposal: **Single-storey rear extension including garage**

The Application

The site is located within the built up area of Shoreham. A detached chalet bungalow front and rear dormers, a rear conservatory and a single garage and car port to the southern boundary. There is off street parking to the side of the bungalow leading to the garage.

Permission is sought to demolish the existing garage and conservatory and to build a single storey flat roof rear extension and a new garage with dummy pitch roof. The extension will provide a kitchen and utility room with internal access through to the new garage. The extension is 5.5 metres in depth, 11.7 metres in width and 2.5 metres high to the flat roof and 3.2 metres high to the maximum height if the dummy pitch.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): 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 dwellings to be affected are those either side, no. 30 Hawkins Road to the north and no. 34 to the south. No. 30 is sited at a distance of 8 metres from the proposed extension and this neighbouring dwelling extends further to the rear than no. 32 as existing. As the extension is of flat roof design it is not considered that there will be any adverse impact on the residential amenities of the occupiers of no. 30 Hawkins Road with regards to loss of light of overbearing impact.

The proposed garage will be built up to the boundary with no. 34 Hawkins Road to the south. It is not considered that there will be any adverse impact in this case as no. 34 has an existing garage adjacent which is the same depth as the proposed garage. Therefore the extension will be screened from the main dwelling house.

Visual Amenity

The proposed garage with dummy pitch will be visible within the street scene. Although it is set back to the rear of the existing property and is not prominent. The dummy pitch design is in keeping with the design of the bungalow and is an improvement on the existing flat roof garage/carport.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Fi

Case Officer [redacted] Date 8/4/09

PB 8/4