Development Control – Delegated Officer Report

Application expiry: 22.05.07

Application Number: ADC/0178/07 **Recommendation - Permit**

Site: **24 The Drive Shoreham-by-Sea West Sussex BN43 5GD**

Proposal: **Single-storey pitch-roofed rear extension and conservatory (revisions to SU/30/06)**

The Application

The application relates to amendments to a previously approved application SU/30/06, for a pitch roof rear extension and conservatory with a rear extension to the existing garage.

The amendments comprise of: reduction in size of fenestration to north; amendment to a window from French doors in east elevation; change of shape to the rear elevation and addition of a north facing glazed door.

Consultations and Representations

Third Parties

There have been no third party representations on this application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7.
Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The reduction in size of the north side window would result in less overlooking of the south side elevation of the adjacent property (No.26) but it would still require obscure glazing to protect the privacy of this property.

The alteration in the shape of the rear elevation of the proposal would not increase the size of the structure adjacent to the boundary with the attached property and consequently would not be overbearing or result in a loss of light to the rear of No.22.

The addition of a north facing door in the angled section of the proposed rear elevation would allow for views to the north which are obscured by the garden fence and detached garage. The additional north facing door would not have an adverse impact on the privacy of the adjacent properties.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci.
2. C12Eii – amended.
   The materials and finishes of the external walls and roof of the extensions and alterations hereby permitted shall, prior to commencement of use of the extensions, be completed to match in colour and texture those of the existing building.
   Reason: *In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*
3. C18Eiv – amended.
   Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking or re-enacting that Order with or without modification), no windows or other openings shall be formed in the south wall of the extension without the prior permission of the Local Planning Authority on an application in that behalf.
   Reason: *To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*
4. C18Ci – amended.
   The window in the north side elevation shall at all times be glazed with obscured glass.
   Reason: *To 0prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

Case Officer: [signature]
Date: 01.05.07

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