Expires 29/5/08.

Development Control – Delegated Officer Report

Application Number: ADC/0180/08 **Recommendation – Permit Application**

Site: **17 Buckingham Avenue Shoreham-by-Sea West Sussex BN43 5GL**

Proposal: **Single-storey rear extension and detached garage**

The Application

The application site is the southern half of a pair of semi-detached houses located on the west side of Buckingham Avenue, Shoreham. The property has a large rear garden, and has recently added a rear dormer as part of a loft conversion. The adjoining house to the north has a similar dormer as well as a rear conservatory and north side garage.
This application seeks permission to erect a 3.4 metre deep extension across the rear elevation set in 0.5 metres from the southern flank wall. This extension will have a mono-pitched roof with rooflights and rear facing doors and windows only. Additionally, a single detached garage is to be erected in the side garden adjacent to the boundary with No.15 to the south and set in 0.8 metre from the front elevation of the house. This garage will have a pitched facade, will be set 1 metre from the main house and, due to the shape of the side garden, almost triangular in nature.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

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.

Visual Amenity
The rear extension will have a small mono-pitched roof and will extend across the rear elevation out of sight from the street. It will not appear out of keeping with the house.
The detached side garage is modest in size and set 0.8 metres back from the front elevation of the house. It will have pitched faēade which will mirror the pitched canopy above the front door/porch of the house and will appear sympathetic to the appearance of both the house and street.

Residential Amenity
The rear extension will only extend 0.6 metres beyond the adjoining neighbour's conservatory and will thus not impact on their general amenity. The southern flank has no proposed windows however in any case there will be a 4.5 metre separation across a 1.5 metre high fence to the neighbour's conservatory which is considered an acceptable distance that will minimise any overlooking concerns.
The side garage will abut the boundary fence however there are no side windows in the northern flank wall of No.15 so there will be a negligible impact on their amenity.
This proposal will thus not conflict with local plan policy AH7.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei

Case Officer:.....

Date:..13/5/08

PB 14/5/08