Expiry Date - 20/09/2010

Development Control – Delegated Officer Report

Application Number: ADC/0268/10 **Recommendation – Permit Application**

Site: **26 Riverside Road Shoreham-by-Sea West Sussex BN43 5RB**

Proposal: **Single-storey side extension with pitched roof and internal alterations**

The Application

The application property is a detached bungalow on the south side of Riverside Road. It has a flat-roofed garage attached to the side with dummy pitched roof at the front, and a rear conservatory. It is proposed to demolish these additions and to construct a single storey, flat-roofed extension along the full depth of the west side of the bungalow, with two raised rooflights. A pitched roof will be constructed over the front section of the extension.

The extension will measure 3.9m wide, 14.4m long and 3m high. The pitched roof element will be 4.2m high and the front of the extension will project beyond the front wall of the bungalow by 0.5m (in line with a bay window on the other side of the bungalow).

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Expiry Date - 20/09/2010

Planning Assessment

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It 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. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The extension will be finished in render to match the existing house. It will be at the side of the house and will be visible from the road. However, the inclusion of the pitched roof will improve its appearance in the street scene and it is not considered to harm the character or appearance of the dwelling.

Residential amenity

The proposed extension will not project beyond the rear wall of the existing bungalow. It will run along the side of the dwelling and will have only a minor impact on its neighbour to the east. Planning permission is only required by virtue of the front projection and pitched roof, which will not adversely affect light or outlook to the neighbouring dwelling.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci

Expiry Date - 20/09/2010

2. C12Ei
3. The development shall incorporate flood mitigation measures as detailed in the submitted Flood Risk Assessment.
   Reason: To reduce any flood risk in accordance with advice in PPS25.
4. C18Eiv east side
5. This permission relates to the following approved plans date stamped received 26 July 2010
   1:1250 Scale Site Location Plan, Dwg. No. 02 Rev. F (Plans & Elevations as Proposed)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 2 September 2010