Expiry Date - 16/09/2010

Development Control – Delegated Officer Report

Application Number: ADC/0266/10 **Recommendation – Permit Application**

Site: **56 Connaught Avenue Shoreham-by-Sea West Sussex BN43 5WJ**

Proposal: **Single-storey rear extension (replacing existing conservatory)**

The Application

The application property is a semi detached hipped roof dwelling located on the north east side of Connaught Avenue. It presently has a lean-to conservatory at the rear (3.1m deep) which it is proposed to replace with a larger lean-to roofed single storey extension, measuring 3.9m deep. It will extend across the full width of the dwelling and will have an angled side wall where it adjoins the shared driveway with No. 58. There is a detached garage at the end of the shared drive and a narrow gateway will remain between the extension and the garage to enable access to the garden.

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)

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 brick and render to match the existing house with two rooflights in the lean-to roof. It will be at the rear of the house and will not be seen from wider views. It will not harm the character or appearance of the dwelling.

Residential amenity

The proposed extension will be only 0.8m deeper than the existing extension. While deeper than the 3.5m normally considered acceptable by the Council's DC Standards, there is a similar sized conservatory at the rear of No.54. Consequently, there will be no loss of light or outlook to the attached dwelling.

No.58, on the other side of the shared driveway, will not be adversely affected by the proposal.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci

Expiry Date - 16/09/2010

2. C12Ei
3. This permission relates to the following approved plans date stamped received 22 July 2010
   1:1250 Scale OS Sitemap, 1:500 Scale Block Plan, Dwg. No. 9275/1a (Proposed plans and elevations)

Case Officer Peter Barnett

Date 1 September 2010

1/9