Expiry Date - 28/09/2010

Development Control – Delegated Officer Report

Application Number: ADC/0286/10 **Recommendation – Permit Application**

Site: **4 Flag Square Shoreham-by-Sea West Sussex BN43 5RZ**

Proposal: **Two-storey side extension and first-floor front extension**

The Application

The application property is a semi-detached 2 storey dwelling at the end of Flag Square, a cul-de-sac off Beach Road. It has a two storey extension set back from the front of the dwelling on the south side with a flat-roofed single storey extension in front. The application proposes to construct a first floor extension over the flat roof and to erect a two storey extension at the side to run the full depth of the house.

The application property and its neightbour, No.3, are different in style to the terrace of 3 storey dwellings to the south and are separated from those dwellings by a footpath which serves as a rear access to 5-9 Flag Square.

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 match the existing dwelling in terms of style (maintaining the asymmetric roofline) and use of external materials (concrete tiles and face brickwork). Shiplap boarding is proposed at first floor level on the side and rear of the extension, as per the existing dwelling, but none was shown on the front on the original plans. It was considered desirable to require this to be included on the front of the dwelling, to reflect the existing appearance and to match its attached neighbour, and amended plans have now been received.

The side extension measures 3.7m wide (being built up to the boundary with the side path) and it will run the full depth of the house with no set back at first floor level or reduced ridge height as would normally be required by the Council's DC Standard on residential extensions. However, the attached neighbour has a two storey side extension which was constructed in the late 1980s and which also does not have a set back or lower ridge. The proposed extension will be set back from the ground floor porch by just under 1m and it is not considered that the proposal will be overly dominant to the character or appearance of the existing dwelling or street scene.

Residential amenity

The proposed extension will be separated from its neighbour to the south (No.5) by 2.5m. The application dwelling is set back from the front of No.5 by 4m and while there may be some impact from the additional bulk and closer proximity of built form, the extension will be to the north of No.5 and is unlikely to result in a serious loss of light to its neighbour, the main living rooms of which are at first floor and above.

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Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. This permission relates to the following approved plans date stamped received 10 September 2010
   Drawing No. 477/01 Rev A (Site Plan, Block Plan, Proposed Plans and Elevations)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett

Date 13 September 2010