expires 07.04.10

Development Control – Delegated Officer Report

Application Number: ADC/0036/10 Recommendation - Permit

Site: **370 Upper Shoreham Road Shoreham-by-Sea West Sussex BN43 5QD**

Proposal: **Amendment to ADC/0347/09 to extend the roof of the proposed west side extension to form a porch plus minor alterations to windows**

The Application

The application is for an amendment to a previously approved application for a side extension to the dwelling (ADC/0347/09). The amended proposals are for the single-storey side extension to be extended northwards to create a covered porch. The extension would still be used as a ground floor utility room and w.c. The extension would now be 2.5m wide, by 5.5m deep, by 3.5m in height.

The application property is the western half of a pair of semi-detached 1930's house located on the north side of the road adjacent to the junction with Buckingham Avenue. The house is of brick and tile construction with a first floor elevation of black painted beams with rendered panels.

Consultations and Representations

Third Parties: There have been no third party objections.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
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, and side extensions clearly visible from the street should have a sympathetic roof form.

Visual amenity
The proposed extension is still considered to be modest in terms of the size of the wide side garden, and in comparison to the previously approved scheme. It is not considered that the addition of the porch area (1.4m wide, by 2.5m deep) would result in the extension from appearing cramped or unduly out of keeping.

The proposed design is still considered to be in keeping with the overall design of the dwelling, having brick built walls and a tiled dummy pitch roof. The front window in the southern elevation, does appear small within the overall size of the wall, however the garden to the front is 9m in length meaning the proposals would be well set back. The mature garden is well screened for the most part to the with large shrubs and a 2m high fence along the western boundary and it is not considered that this feature would look particularly unsympathetic as a result.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12Eii
3. The development hereby permitted shall be carried out in accordance with the following approved plans: 09.891/03 rev C; and 1:500 scale block plan date stamped received 10.02.10.
   Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Officer [redacted]
Date: 03-03-10 PB 3/3/10