Development Control – Delegated Officer Report

Application Number: ADC/0019/10 **Recommendation – Permit Application**

Site: **18 Parkside Shoreham-by-Sea West Sussex BN43 6HA**

Proposal: **Replacement side extension and extension and alterations to front central dormer and porch**

The Application

The site is located in the built up area of Shoreham-by-Sea on the east side of Parkside a private road with properties of varying styles on the east side and ancillary parking and garage buildings opposite. The dwelling is a two storey detached building with an attractive traditional character. There is a front gable, with a ground floor bay, a cat slide roof with two front dormers and a lean to single storey side extension.

Currently the southern dormer has a pitched roof with the northern dormer of flat roof design. The flat roof dormer is set further forward and abuts the gable. Permission is sought to bring the flat roof dormer forward in the roof slope and add a pitched roof. The dormer will join the roof slope which will extend to the front above the front door to create a porch. Also proposed is the replacement of the side lean to extension with a single storey extension with a part hipped roof. This is narrower than the existing extension, 2.2 metres wide and will be higher at a maximum height of 5.7 metres, it is also deeper with a maximum depth of 5.7 metres.

Amended plans have been received following concerns over the design of the alterations and extensions to the dormer and porch. The revisions show the front bay separate to the porch with the removal of the sloping tiled roof. The extension is reduced to an increase in 0.5 metres, from 1 metre. As a result the porch extends no further than the front elevation of the house. The pitched roof to the dormer remains as originally proposed.

Consultations and Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): 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 of the Local Plan states that extension and alterations to dwellings 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.

Residential Amenity

As stated above there are no residential properties opposite the site. No. 20 Parkside is to the north and no. 16 is to the south, both are detached properties of differing styles. It is not considered that no. 20 will be affected by the proposed development as the alterations to the dormer and side extension are screened by the existing building. The side extension will be set in from the boundary with no. 16 by 0.8 metres and although the height and depth will be increased from existing the extension will not result in any overbearing impact or loss of light to the adjacent dwelling.

Visual Amenity

The side extension and the alterations to the front dormer and porch will be visible within the street scene. The side extension is considered acceptable and of similar scale to existing. The pitched roof to the front flat roof dormer will be an improvement to the visual appearance of the building and will be in keeping with the existing pitched roof dormer. The proposed dormer extension and porch as amended are considered to be sympathetic to the character and appearance of the existing building. The bay remains as a separate feature and the set back of the dormer extension and porch reduces the bulk of the extension when the property is viewed from the south. Materials will be conditioned to match existing.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Drawing no. 29768/3 – received 25th January 2010
   Drawing no. 29768/1 – received 25th January 2010
   Drawing no. 29768/2A – received 12th March 2010

Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer..... [redacted] .....Date.....18/3/10

PB 18/3/10