Expiry Date - 02/12/2010

Development Control – Delegated Officer Report

Application Number: ADC/0378/10 **Recommendation – Permit Application**

Site: **76 Parkside Shoreham-by-Sea West Sussex BN43 6HA**

Proposal: **Single-storey rear extension**

The Application

The application site is a semi detached two storey property within the built up area of Shoreham. It is located on the east side of Parkside. There is a long rear garden and front garden area with parking on the opposite side of the road.

Permission is sought to demolish an existing rear conservatory and erect a gabled roof rear single storey brick and tile extension the full width of the property. The extension is 3.8 metres in depth, 5.8 metres wide with a maximum height of 3.9 metres. The extension will provide an enlarged kitchen/diner.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adur District Council 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'
PPS1 '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.

Residential Amenity

The main property to be affected is no. 74 to the south, the attached semi. There is an existing conservatory at the application site which is built up to the

boundary with this property. The depth of this conservatory is 3.8 metres and the proposed extension will match this depth. The Council's Development Control Standards state that extensions of this type should not exceed 3.5 metres in depth. It is however considered that on the basis that the current extension is 3.8 metres in depth there will be no significant greater impact on the occupiers of the attached dwelling that would warrant a refusal in this case.

Although the extension will be closer to the neighbouring property to the north, no. 78, than the existing conservatory it is not considered that there will be any adverse impact. There is a gap of 1.3 metres between the side of the proposed extension and the boundary. No. 78 also has a privacy screen wall adjacent to the boundary.

Visual Amenity

The extension is to the rear of the dwelling and is therefore not visible within the street scene. The design and size of the extension is in keeping with the character and appearance of the existing building. The render and roof tiles will match existing.

Recommendation

APPROVE for reason that :- 1PPi

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

   Drawing no. 01 – Job no. AD-130 – received 7th October 2010.

   Reason: -For avoidance of doubt and in the interests of proper planning.
4. The roof lights in the southern roof slope shall be fitted with obscured glazing and be permanently non-openable.
   Reason: - In the interests of residential amenity and to comply with policy AH7.

Case Officer Hannah Barker Date 4th Nov 2010

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