Expiry Date - 02/12/2010

Development Control – Delegated Officer Report

Application Number: ADC/0379/10 **Recommendation – Permit Application**

Site: **1 Parkside Shoreham-by-Sea West Sussex BN43 6HA**

Proposal: **Single-storey front extension**

The Application

The application site is a detached dwelling at the northern end of Parkside, on the west side of that road. It is L-shaped consisting of 2 storeys (rooms in the roof served by a south facing dormer) at the northern end and a single storey projection to the south. A detached garage lies on the southern boundary.

The application proposes to infill the L-shape at the front by extending with a gable fronted projection off the end of the single storey part of the existing building to the same depth as the forwardmost part of the house (the two storey element). A flat roofed section between the proposed end extension and the existing two storey part of the house completes the infill. The flat roofed element will have a false pitched roof to improve its appearance in the street and will be stepped back from the front of the dwelling by 0.5m. An open porch and new front door will be provided within this central section.

The ground levels drop from north to south across the site and the extension will sit on a raised rendered plinth to enable level access internally. At the southern end of the extension it will sit 1.4m above ground level but the new roof will only sit above the ridge of the existing single storey part by 0.15m and will be below the two storey part by 1m.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations have been received.

Relevant Planning Policies and Guidance

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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. Rear extensions which abut or are within 1m of a common side boundary with an attached dwelling should normally be no deeper than 3.5m.

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 infill extension is of a reasonable design with the central section forming a subsidiary element visually which helps to reduce the bulk of the addition. The bringing of the house further forward to line up with the existing front projection will increase its bulk and presence within the street but it is not considered to have a particularly overbearing or dominant impact. A similar end extension has been constructed at the neighbouring dwelling to the north.

Residential Amenity

The extension will not have an adverse effect on residential amenity. To the south the adjoining land is occupied by garages only while to the north the neighbouring dwelling is screened by the existing two storey projection at the application property. The dwellings opposite will not suffer any loss of outlook or light as a result of this proposal.

Recommendation

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APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. This permission relates to the following approved plans date stamped received 7 October 2010:
   Dwg No. 01 AD-128 (Location Plan, Site Plan, Proposed Elevations, Proposed Ground Floor Plan, Proposed Sections)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 23 November 2010