Expiry Date - 08/12/2010

Development Control – Delegated Officer Report

Application Number: ADC/0391/10 **Recommendation – Permit Application**

Site: **7 Buckingham Close Shoreham-by-Sea West Sussex BN43 6BX**

Proposal: **2-storey side extension with integral garage**

The Application

The application site is a two storey semi detached dwelling within a cul-de-sac of similar properties. There is as existing a detached single garage to the south of the dwelling. The school playing field is directly to the south of the site.

Permission is sought to demolish the existing garage and erect a two storey side extension, 4.3 metres wide, with a maximum depth of 9.5 metres. The first floor extension is set back from the main property frontage by 1 metre with the ground floor in line with the front of the existing dwelling. The proposal extends to be in line with the rear of the dwelling being stepped in to the rear reducing to 3.55 metres. The ridge height is lowered by 0.8 metres from the main ridge.

The extension will provide a lounge, garage and utility at ground floor and a master bedroom and en-suite at first floor.

Consultations and Representations

Consultations/Comments

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’ (OPDM 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 dwelling is at the bottom of the cul-de-sac with the school playing field to the south. Therefore, although the extension will be visible from the properties opposite it will not have any adverse impact with regards to loss of light or overbearing impact upon any dwellings within Buckingham Close. The extension is fully screened from the attached property to the north, no. 8, by the application property.

To the rear of the site, west, are flats in Fairlawns. As the proposed extension is in line with the rear of the dwelling and the existing building is angled away from the properties to the rear it is not considered that the proposed extension will have any adverse impact in this case.

Visual Amenity

Due to the position of the extension and the application site it is not considered that the proposal is overly dominant or overbearing within the street scene. The extension is in keeping in style and design with the existing building and is set down and back to allow it to be subservient to the main dwelling.

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 drawings: -

   Drawing no. JW/10/056 – received 13th October 2010.

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

Expiry Date - 08/12/2010

Case Officer Hannah Barker Date