Expiry Date - 07/12/2010

Development Control – Delegated Officer Report

Application Number: ADC/0387/10 **Recommendation – Permit Application**

Site: **51 Old Fort Road Shoreham-by-Sea West Sussex BN43 5RL**

Proposal: **Single-storey front flat-roofed extension with balcony above**

The Application

The application property is a detached gable-fronted bungalow with rooms in the roof located on the north side of Old Fort Road. There is currently a small lean-to conservatory at the front which serves as the entrance to the dwelling. It is proposed to replace this with a larger flat-roofed single storey extension across almost the entire width of the front elevation, with a balcony proposed on the central section of the extension, accessed from new doors within the first floor gable.

The extension would measure 1.9m deep, 7.8m wide and 2.3m high. It would be finished in render. The balcony would occupy a central area above the extension, measuring 4m in width. It would be enclosed by a 1m high perforated mesh panel balustrade with two central opaque glass panels and powder coated metal uprights.

The proposal also includes alterations to the front garden to provide a more level access and parking area with a new short, low set of wide stairs down to the front of the house and the new extension (a drop of 0.65m). A new planted flower bed within a low wall is also proposed. These works are not considered to require planning permission.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

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.

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 proposed extension is considered to be an acceptable addition which will not harm the character or appearance of the existing dwelling. It will replace an existing front extension and will only be slightly larger. The use of render rather than brickwork as per the rest of the house is considered to be acceptable . Its impact in the varied street scene of Old Fort Road is not considered to be significant. The proposed balcony will be one of many such features in the street scene and will not appear out of character.

Residential amenity

The extension is at the front and is set in from the sides of the dwelling. Its limited depth of 1.9m will not result in any adverse impact for its neighbours. The balcony will be restricted to a central area at the front and will not result in direct overlooking or loss of privacy to private amenity space.

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Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. This permission relates to the following approved plans date stamped received 12 October 2010:
   Drwg 002 Proposed Plans and Elevations, Drwg 003 Proposed Sections/side elevations, Drwg 004 Location Plan
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 25 November 2010