Expires 14/9/07

Development Control – Delegated Officer Report

Application Number: ADC/0442/07 **Recommendation – Permit Application**

Site: **7 Wilmot Road Shoreham-by-Sea West Sussex BN43 6BN**

Proposal: **Formation of habitable room in loft space with rear dormer and rear flat roof extension to lounge and kitchen**

The Application

The application site is a semi-detached house located on the north side of Wilmot Road, Shoreham. The property features a large rear garden, a west side lean-to and is bounded to the east by its adjoining neighbour, No.9.
The proposal is to add a dormer to the rear roof plane as well as a flat roofed single storey extension across the rear elevation. This extension will be 6.1 metres in width, 3.5 metres in depth and 2.9 metres in height with fenestration on the rear elevation only. The dormer will be 4.6 metres wide, 2.5 metres deep and 2.1 metres high sitting 0.2 metres below ridge line and 0.7 metres off the rear wall. Two windows will serve the bedroom and en-suite.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1
Development Control Standard No.3: Extensions and Alterations to Dwellings.

Planning Assessment

The main planning concern with this proposal is the impact the rear extension will have on neighbouring amenity.

Rear dormer

The rear dormer will sit 0.2 metres off the ridge line which is barely acceptable under DC standard guidelines. It is however set comfortably off the rear wall and the sides of the roof plane and is considered acceptable given that its volume of 12.1 cubic metres would allow it to be constructed under the property's remaining permitted development allowance. There will be additional overlooking potential into neighbouring rear space however it is not greater than is standard for dormers such as this.

Rear extension

The proposed rear extension will be the same width as the dwelling extending to the maximum 3.5 metres as recommended by the Council's DC standard. As doors and widows will be located on the rear elevation it is not considered that there will be any additional overlooking or privacy concerns than already exists. Its height of 2.9 metres is not unduly excessive to cause any overbearing issue on the adjoining property. As no windows are proposed on the side walls a condition should be attached preventing any in the future that may impact on the amenity of the close neighbouring properties. A large garden area of approximately 180 square metres will be retained which is more than ample for a dwelling of this size.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing)
3. C18Eii: '...in the side walls of...' (no windows to be formed in side walls)

Case Officer:.....

CS 22.8.07

Date:...17/8/07...