Development Control – Delegated Officer Report

Application Number: ADC/0065/10 **Recommendation – Refuse Application**

Site: **14 Parkside Shoreham-by-Sea West Sussex BN43 6HA**

Proposal: **First-floor side extension and porch beneath**

The Application

The site is located within the built up area of Shoreham on the east side of Parkside. The street comprises of detached and semi detached dwellings with varying style and character. It is considered that the application property has a unique character with a gabled roof, front ground floor bay and side sloping roof dormers. The property has also been extended to the rear with a two storey extension and conservatory although these are no visible within the street scene.

Permission is sought for a two storey side extension to provide a porch at ground floor and extended bathroom, dressing room and ensuite at first floor. There is an existing single storey gable roof porch to the side that will be incorporated into the extension. The maximum height is 6 metres and maximum depth is 7.3 metres with the first floor set slightly further forward. At ground floor it extends 1.6 metres from the side of the existing dwelling and from the roof extends a maximum of 4 metres with a side gable. The gable extension is dual pitched to the front and the rear with a flat roof in between with two rooflights serving the bathroom and the en suite.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): 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 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 extension is proposed on the north side of the building adjacent to no. 16 Parkside. There are windows proposed on the ground floor facing north which will serve the hall and porch. The proposed extension will not impact on the adjacent property with regards to overlooking or loss of light, there is a high level secondary window at first floor although it is not considered that there would be any impact to warrant a refusal on these grounds in this case.

No. 12 Parkside to the south is screened from the extension by the existing house.

Visual Amenity

The proposed extension is to the north side of the building and would be clearly visible within the street scene when viewed from north when approaching the site. It is not considered that the scale or form of the extension relates sympathetically to the character and appearance of the existing building. When viewed from the front the extension is overly large and does not appear subservient to the main dwelling. The extension is set forward and is therefore visible from the north, with its awkward dual pitch and flat roof design which is detrimental to the appearance of the dwelling and street scene.

Recommendation

REFUSE for the following reason: -

1. B5BR – AG1, AH7

Case Officer [redacted] .....Date.....7/4/10.....

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