Expires 27/2/06.

Development Control – Delegated Officer Report

Application Number: ADC/0001/07 **Recommendation - Application Permitted**

Site: **1 Erringham Road Shoreham-by-Sea West Sussex BN43 5NQ**

Proposal: **Single-storey rear extension**

The Application

The property lies to the west of Erringham Road and consists of a semi detached house with brick and rendered elevations and a hipped roof. The semi-detached house has had a previous side and rear extension approved by planning permission SU/61/95/TP.

The application proposes a single storey pitched roof rear extension. The extension will protrude approximately 3.5m out from the rear elevation on the northern side and 1.5m on the southern side due to the existing stepped rear elevation of the dwelling. The rear extension is to be 3.6m in height as measured from the top of the pitched roof.

Consultations and Representations

Third Parties
No third party letters have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The relevant issues of this application are the impact of the rear extension on adjoining residential amenity and the character of the dwelling.

The proposed rear extension protrudes 3.5m from the rear elevation along the shared boundary with the attached property to the north. The length of the rear extension at 3.5m is consistent with Council's Development Control Standard No. 3 'Extensions and Alterations to Dwellings' and is determined therefore, to have a minimal impact on the attached property by way of overlooking or daylight. The properties to the south of the site are orientated perpendicular to the development plot and for this reason the nearest dwelling is approximately 30m to the south, as such, the proposed extension will have no impact on their amenity.

The proposed rear extension is considered to be in keeping with the character of the existing semi-detached house and will have no impact on the street scape.

The proposed rear extension should be approved.

Recommendation

APPROVE for reason that:- 1PPi

Conditions

1. C1Ci
2. C12Eii
3. C18Eiv '...northern wall of the extension...'

Case Officer:.....

Date:16/2/07

16/2