Expiry 27/02/07

Development Control – Delegated Officer Report

Application Number: ADC/0002/07 Recommendation - Permit

Site: **47 Buckingham Road Shoreham-by-Sea West Sussex BN43 5UB**

Proposal: **Single-storey rear extension**

The Application

The application site is located on the western side of Buckingham Road. It is a large section containing a large detached dwelling. The dwelling is two storey, with a hipped tile roof and brick and wood cladding. The property is enclosed with wooden picket fencing approximately 1.5 metres high.

The applicant proposes to construct a single storey extension at the rear of the building. The extension is proposed to cover approximately half of the rear elevation and will have a depth of 3.9 metres. It will be used as a dining room and study and is proposed to have glass bi-folding doors on the rear elevation.

The road is characterised predominantly by large detached dwellings, of a similar nature to that on the application site, on large sections. Small rear extensions are common, with both neighbouring properties having small conservatory extensions. Other approved extensions in the road include No. 53 (SU/13/04), No. 57 (SU/175/96) and No. 73 (SU/144/03).

Consultations and Representations

Third Parties
A representation has been received from the residents of the neighbouring property to the north (49 Buckingham Road), indicating that they have no objection to the proposed extension.

Relevant Planning Policies and Guidance

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

Planning Assessment

The design of the extension is considered to be in keeping with the appearance of the dwelling. The tiled hipped roof will be consistent with that on the main dwelling and the extension will be clad in red brick to match the existing cladding on the lower storey. The extension is located at the rear of the dwelling whether it will not be visible at all from the street and will have no effects on the character of the street scene.

The application site and the surrounding properties all have detached dwellings on large sites with good separation between them. Due to its relatively small scale and positioning, it is not considered that the extension will result in adverse effects in terms of reduced daylight or unpleasant outlook to any other properties.

Windows are proposed in the rear and north side elevations of the extension. The windows in the rear face out towards the applicant's large garden and there are no dwellings immediately to the rear to which overlooking could occur.

The side window faces towards 49 Buckingham Road. The dwelling on this site is set slightly back from the dwelling on the application site and the windows would generally face a side extension which abuts the boundary and does not contain any windows. The extension is also set back 6.5 metres from the boundary in this area. As such, the windows in this side elevation are considered acceptable and will not result in significant overlooking of the neighbouring site.

The rear garden on the site is very long (over 30 metres) and the extension will not result in any noticeable reduction of this.

Recommendation

APPROVE for reason that :- 1PPi

Conditions

1. C1Ci
2. C12Ei
3. C18Eiv ...south side wall ...

Case Officer: .....

Date: 5/02/07

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