expires 27/2

Development Control – Delegated Officer Report

Application Number: ADC/0003/09 **Recommendation - Application Permitted**

Site: **35 The Avenue Shoreham-by-Sea West Sussex BN43 5GJ**

Proposal: **Single-storey rear/west side extension**

The Application

The application property is a detached bungalow located on the north side of The Avenue, close to the junction with Buckingham Avenue. It sits on higher ground than the road and is set back from the road by 10m.

A garage which was formerly to the west of the bungalow has been demolished. There is a small conservatory on the western elevation which is also to be demolished.

The proposal is construct a single storey extension to the side of the bungalow, in the rear north west corner, to form an enlarged kitchen/dining room, utility, laundry and study. It will be flat-roofed but with a pitched roof feature across the front of the extension to improve its appearance from the street.

It will measure 4.2m wide, 7.7m deep and 2.9m high (3.6m high to the top of the 'dummy' pitch at the front). A large rooflight will sit on the flat roof, to a height of 0.2m above the roof. It will be obscured from the street by the front roof pitch.

A 2m high closeboard fence is to be erected 2.1m in front of the extension to form a small yard area. It will also screen much of the extension from public view.

Consultations and Representations

Consultations/Comments

None

Third Parties

None received

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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.

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 extension is at the side of the bungalow but it will not be unduly prominent in the street scene, being some 19m from the road and partly screened by the proposed fence. The addition of the roof pitch helps to improve its appearance when viewed from the front. It is not considered to harm the character or appearance of the area.

Residential amenity

To the west, No.33 is a semi detached 2 storey dwelling which has an extension constructed immediately on the boundary with No.35. This forms a blank elevation with a 2m high closeboard fence beyond. Behind this fence there is a substantial pergola. The proposed extension will project beyond the existing rear elevation of No.35 by 3.1m (4.4m beyond the main rear elevation) and will be just 0.85m from the boundary. While the proposed extension will project quite far back into the garden, and is less than 1m from the boundary, it is to be flat-roofed and single storey height only and should

not therefore result in any significant loss of light or outlook, particularly as the rear windows of No.33 are already partly shaded by the pergola.

To the east, No.37 has a single storey rear extension which projects further into the garden than the proposal at No.35. The extension will be over 5.5m from the boundary with No.37 and the occupiers of that property will suffer no loss of amenity.

The rear garden of No.35 is 19.5m deep beyond the extension and the properties at the rear are unaffected by this proposal.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci
2. C12Eii

Case Officer P Barnett Date 30/1/09