Development Control – Delegated Officer Report

Application Number: ADC/0415/10 Recommendation – APPROVE

Site: 1 Lodge Court, Shoreham-by-Sea BN43 5NU

Proposal: Two-storey west side extension and porch/canopy over front door/garage door

The Application

The property is a detached house situated on the east side of the junction of Lodge Court with The Street. It has a front, west side and rear garden. The house is built of buff bricks with a very shallow-pitched roof.

The proposed extension would be 3.55m wide and 4.4m deep on the groundfloor (3.8m on the upper floor), positioned at the rear of the west side elevation, adjacent to Lodge Court from which it would be set back by 1.75m-2.6m. It would have a lean-to roof over the deeper front part and brown tile hanging on the walls of the upper part, with matching bricks for the ground floor walls.

On the front of the house, it is proposed to add a canopy with a lean-to tiled roof running across both the front door and garage door. It would be 7m in overall width and project 0.9m, supported on oak brackets. The existing recessed wall above the garage would be tile hung.

The house was permitted in 1969 (SU/389/68) with a rear conservatory added in 1971 (SU/302/71). In 1974, an extension of the garage and a first-floor extension above was permitted (SU/172/74) and a single-storey rear extension in 1977 (SU/441/77).

There is another application to determine whether a planning application is required for the proposed addition of a pitched tiled roof (with 2 rooflights) to the existing flat-roofed conservatory which is 3m deep and 6.7m wide and attached to the back of the original house.

Consultations and Representations

Third Parties: No comments received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2005 (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’

Planning Assessment

Policies

Policy AH7 of the Local Plan, relating specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in unacceptable loss of light or privacy or have an overbearing effect on neighbouring dwellings and

be sympathetic to the original dwelling in design and materials. Supplementary Planning Guidance is contained in DC Standard No. 3 'Extensions and Alterations to Dwellings'. The latter does not contain any specific dimensional limitations for extensions to detached houses.

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 acceptable.

Residential Amenity

The proposals would not directly affect other properties in terms of loss of privacy or daylight/sunlight.

Visual Amenity

The house already has unusual proportions on account of the extension added in 1974 which projects forward of the original front wall and which has a very shallow pitch with a flat roof behind (not in accordance with the approved plan).

The present proposals would tend to add to the piecemeal appearance of the house, with the use of tile-hanging in part and the addition of a canopy, rather than helping to create a more unified appearance. The side extension would project closer to the cul-de-sac road at the side, but still leaving a gap of about 2m for hedging (as shown on the plan). Overall, there would not be a significant adverse impact on the streetscene or surrounding built environment such as to justify refusal.

Recommendation

APPROVE for reason that:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7)

Subject to:-

1. C1Ci
2. C12Ei The roof tiling shall match the existing roof tiling of the house. (amended)
3. The development hereby permitted shall be carried out in accordance with the following approved drawings:-
   Drawing No's 3432/19, 20, 21, 22 & 23 received on 22 October 2010.

Case Officer: Keith Morgan Date: 30 November 2010