Expires 26/6/08

Development Control – Delegated Officer Report

Application Number: ADC/0210/08 **Recommendation – Permit Application**

Site: **104 Williams Road Shoreham-by-Sea West Sussex BN43 6BQ**

Proposal: **Single-storey rear extension and front porch**

The Application

The application site is a mid-terrace house located on the east side of Williams Road, Shoreham. The property has a large rear conservatory on the north side of the rear elevation and a recently constructed rear dormer (SU/243/04). The site is bounded to the north and south by the adjoining houses and to the rear by the car park to Millward Court.
Permission is sought to replace the conservatory with a new 3 metre high single storey brick extension across the rear elevation. This extension will be 3.3 metres in depth on the southern boundary but will sit on the same bay footprint as the existing conservatory at the northern boundary to maximum depth of 4.3 metres. A pitched front porch is also proposed that will partially wrap around the main gabled bay projection.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

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. DC standard No.3 'Extensions and Alterations to Dwellings' states that rear extensions on a terraced property that are within 1 metre of a common side boundary should be no deeper than 3.5 metres to avoid overdominating neighbouring outlook.

Visual Amenity

The rear extension will be completed with rendered walls above a brick dwarf wall, and will sit 0.3 metres of either side boundary. It will have a continuous pitched faēade roofline with large rooflights above. It will not be visible from the street or from the playing fields and car park to the rear due to considerable boundary vegetation. The applicant has submitted amended plans that have reduced the northern section of the extension from a full hipped pitch (identical in size to that of the current conservatory) with velux windows to a smaller hipped faēade. It is considered that either roof treatment is acceptable in this instance.

The front dormer will be pitched roofed and will partially wrap around the main front bay projection with a floor area of 3 square metres and a height of 3.3 metres. It is only marginally larger in height than is allowed under permitted development (3 metres) and is considered acceptable despite there being no other porches on the other houses in the terrace.

Residential Amenity

The rear extension will sit on the footprint of the existing large conservatory and will extend to the south close to the boundary with No.102. It will be 3.3 metres in depth at the boundaries but will angle to a depth of 4.3 metres on the northern side. As the section 4.3 metres in depth is over 1 metre from the common boundary, it is considered acceptable under the terms of the above DC Standard. Although no windows are proposed on either flank wall, a condition is attached preventing the future inclusion of windows as this would serve to unacceptably overlook the neighbouring properties. Thus this proposal will not afford any additional overlooking concerns than already exist and will not overdominate the outlook of adjoining properties.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C18Eiv: '...side walls of the rear extension...'

Case Officer:.....

Date:24/6/08.

PB 24/6/08