Development Control – Delegated Officer Report

Application Number: ADC/0102/10 **Recommendation – Permit Application**

Site: **20 The Drive Shoreham-by-Sea West Sussex BN43 5GB**

Proposal: **2 storey south side/rear extension, single storey north side extension and front porch**

The Application

The application property is a detached dwelling house on level ground situated on the south east corner of the junction between The Drive and Ravensbourne Road. The property has a front driveway and garage as existing.

Permission was granted in July 2004, (SU/132/04) for a part two storey, part first floor south side, rear extension, single storey rear extension and pitched roof single storey extension on the north side. This permission was not implemented and has since lapsed.

The current application seeks permission for a similar, reduced proposal with the removal of the single storey rear extension. The single storey extension to the north side is 5.7 metres wide, the same as previously approved, however it is reduced in height from 3.9 to 3.5 metres. Two velux roof lights are proposed and a side door. This extension will provide an enlarged kitchen and utility.

The two storey section to the south side replaces an existing single garage. The width of both the single storey and two storey sections remain the same as previously approved, 3.7 and 3 metres respectively. The front dormer is as originally approved, however the ground floor is to be an office and breakfast/dining room instead of a garage with playroom to the rear as previously approved. A rear garden room was also approved which is not proposed in the current application. The single storey section of the side extensions, is no deeper than was previously approved at 2.9 metres. The rear dormer is enlarged slightly from 1.7 to 2.2 metres.

Consultations and Representations

Third Parties: **-** 1 letter has been received from the owner/occupier of 18 The Drive raising the following issues: -

- Concerns regarding the loss of light to the north side of property.

Relevant Planning Policies and Guidance

Adopted Adur Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development (ODPM 2005)

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 an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling and area in general. Design and materials shall be sympathetic to the original dwelling.

The previously approved application SU/132/04/TP is a material consideration in this case. The differences between this and the current scheme has been described above.

Residential Amenity

The main property to be affected is no. 18 The Drive, the bungalow to the south of the site. In consideration of the previous application,there would be no adverse impact on the residential amenities of the occupiers of this bungalow as a result of the extensions to the south side. Since the previous permission, no. 18 has carried out a loft conversion with rear gable and north facing side dormer. The owner of no. 18 has expressed concern with regards to loss of light to their north facing windows.

The north facing dormer windows serve a bathroom and landing, and at ground floor there is are two bathroom windows and two kitchen windows and a door all obscurely glazed. Although it is acknowledged that there will be some loss of light to these windows as a result of the extension (which will be set in from the boundary by 1 metre at first floor), the bathrooms and landing are not habitable rooms and the ground floor kitchen windows are secondary as there are double doors onto the rear garden. It is therefore not considered that the loss of light to these windows is such to warrant a refusal in this case.

The single storey element of the side extension which extends further to the rear of no. 18 is also not considered to have any adverse impact. No. 18 as existing is set further to the rear and the extension will be 2.9 metres deeper than the rear of the existing house.

The south facing first floor windows will be conditioned to be fitted with obscure glazing and to be permanently non-openable.

Visual Amenity

Both side extensions are visible from the front of the property within The Drive and Ravensbourne Road to the north. As stated in the previous permission, the extensions are sympathetic in design and will not appear cramped and over developed within the plot. The extensions will not detract from the street scene.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18Ciii – The windows in the south side elevation of the extension....
4. The development hereby permission is approved in accordance with the following plans: -

   Drawing no. 01 – AD-123 -received 29th March 2010.

   Reason: For avoidance of doubt and in the interests of proper planning.

Case Officer..... [redacted] ...Date 29/4/10 [redacted] 23/4

Planning Services Manager.. [redacted] ...Date 26/4/10

Chair of Planning Committee. [redacted] ...Date 26/04/10