Development Control – Delegated Officer Report

Application Number: ADC/0277/09 **Recommendation – Permit Application**

Site: **50 Connaught Avenue Shoreham-by-Sea West Sussex BN43 5WJ**

Proposal: **Single-storey rear extension**

The Application

The application site is a two storey semi detached dwelling within a street of similar properties in the built up area of Shoreham. The property has a shared access driveway to the side leading to a single garage and a front garden.

Permission is sought for a single storey rear extension with a sloping roof to provide a dining room. The extension has a maximum height of 2.9 metres, maximum depth of 3.5 metres and is 3.2 metres in width. Two roof lights are proposed in the roof slope.

Consultations and Representations

Third Parties: - One letter received from 52 Connaught Avenue stating they have no objections.

Relevant Planning Policies and Guidance

Adopted Adur District 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 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.

Residential Amenity

The main property to be affected is the attached semi detached property, no. 52 Connaught Avenue. This property has an existing single storey flat roof rear extension which extends 3.5 metres in depth, which will be in line with the

proposed extension. Therefore there will be no adverse impact with regards to loss of light or overbearing impact on the residential amenities of the occupiers of the adjacent property.

The neighbouring property to the east, no. 48 is at a distance of 6 metres from the proposed extension with the access driveway in between, therefore there will be no adverse impact in this case.

Visual Amenity

The extension is to the rear of the property and is therefore not visible within the street scene. It is in keeping in scale and design with the existing building and will be built in materials to match.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer... [redacted] .....Date 20/8/09 - [redacted] 2/8