Development Control – Delegated Officer Report

Application Number: ADC/0271/09 **Recommendation – Permit Application**

Site: **96 Greenways Crescent Shoreham-by-Sea West Sussex BN43 6HS**

Proposal: **Single-storey rear extension with rear decking and steps**

The Application

The application site is a semi detached bungalow with rooms in the roof with a front and rear flat roof dormer. There is an existing conservatory to the rear adjacent to the boundary with the attached bungalow which is in need of repair or replacement. There is existing raised decking to the rear of the bungalow with steps leading to the rear garden, which is at a lower level as ground levels drop from the front to the rear of the bungalow.

Permission is sought to demolish the existing rear conservatory and build a single storey rear extension with a hipped roof. The extension will have a maximum depth of 4 metres, reducing to 3.5 metres adjacent to the boundary with no. 94, the attached bungalow. The extension will have a maximum width of 8.5 metres and maximum height of 3.8 metres from the garden level. There is access from the rear of the extension to a raised decked area with steps leading down to the garden. This decking is a maximum height of 1.9 metres, including balustrade, from the garden level to the rear of the extension.

A previous application was withdrawn ADC/0173/09 which sought permission for a single storey extension 4 metres in depth which was considered to be detrimental to the residential amenities of the occupiers of the adjacent properties.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

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

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.

Visual Amenity

The extension is to the rear of the bungalow and is therefore not visible within the street scene. The scale and design of the extension is in keeping with the existing bungalow and there are other similar rear extensions within the vicinity of the site.

Residential Amenity

The main properties to be affected are those either side of the site, no. 98 to the east of the site which is not attached and no. 94 to the west the attached bungalow. No. 94 has not been extended to the rear and has raised decking to a depth of approximately 2 metres. The extension is to be 3.5 metres in depth adjacent to this boundary and is set in by 0.4 metres.

No. 98 is at a lower ground level than the site and there is a glazed porch to the side of the property adjacent to where the extension will be sited. There is a distance of 1.6 metres between the extension and this porch which has windows on the side. It is considered that there will be some loss of light to this glazed porch due to the proximity of the proposed extension. However as this is not a habitable area it is not considered that this impact would be such to warrant a refusal in this case. In addition there is currently mutual overlooking between the porch and the decking at no. 96. The extension will block the side windows of the porch therefore providing privacy.

The proposed decking which will be to the rear of the new extension will be set in from the boundary of no. 94 by 1 metre it is not overly large in area and has a maximum height of 2 metres including balustrade. It provides access from the extension to the rear garden. It is not considered that there will be any significant overlooking or loss of privacy to the occupiers of the attached bungalow.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Fi

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

BB 26/8/09