expires 16/9

Development Control – Delegated Officer Report

Application Number: ADC/0263/09 **Recommendation – Permit Application**

Site: **23 Southdown Road Shoreham-by-Sea West Sussex BN43 5AL**

Proposal: **Single-storey rear extension**

The Application

The application property is a mid terrace 3 storey dwelling with a rear 2 storey projection located on the west side of Southdown Road, within the Conservation Area. There is a recess between the rear projection and the boundary with No.21 Southdown Road.

It is proposed to construct a ground floor extension within the recessed area up to the end of the original 2 storey projection. No.21 is proposing to carry out a similar extension at the same time which is subject to a separate application (ADC/0262/09).

The extension will be flat-roofed incorporating a roof lantern and will be rendered to match the existing house. It will measure 2.1m wide, 8m deep and 2.4m high.

Consultations and Representations

Consultations/Comments

None

Third Parties

ADCAG – No objection

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AB4, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPG15 'Planning and the Historic Environment' (DoE 1994) and Circulars 01/01 and 09/05

Consultation paper on a new Planning Policy Statement 15: Planning for the Historic Environment (DCLG 2009)

Planning Assessment

Policies

Policy AB4 states that development within Conservation Areas should preserve or enhance its character and appearance. This reflects the advice in PPG15. The consultation draft of PPS15 defines the historic environment in terms of heritage assets to be conserved and, where appropriate, enhanced in accordance with a set of common principles in proportion to their significance (defined in terms of historic, archaeological, architectural or artistic interest). This represents a significant departure from the present approach with its separate treatment of listed building control, conservation areas and other types of historic asset in PPG 15, and separate consideration of archaeological assets in PPG 16.

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. The proportion of the garden area taken up by a proposal should not be excessive.

Visual amenity and character

The extension is at the rear of the dwelling and will not be visible from the street or public views within the Conservation Area. Its design and form is subsidiary to the existing dwelling and it will not harm the character or appearance of the property.

Residential amenity

The extension will run along the boundary with 21 Southdown Road to the same depth as the existing two storey rear projection. The impact on the occupiers of No.21 will be minimised by virtue of that dwelling also proposing to extend to a similar depth. Provided both extensions are constructed at the same time, there would be no adverse impact on residential amenity arsing from this proposal.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. The extension hereby permitted shall be constructed and completed in conjunction with the extension at 21 Southdown Road, as approved under reference ADC/0262/09, and shall not be constructed as an independent development.
   Reason - In the interests of amenity and to comply with policy AH7 of the Adur District Local Plan

Case Officer [redacted]

Date 25/8/09

[redacted] 25/8