Expiry Date - 27/09/2010

Development Control – Delegated Officer Report

Application Number: ADC/0281/10 **Recommendation – Permit Application**

Site: **16 The Drive Shoreham-by-Sea West Sussex BN43 5GB**

Proposal: **Single-storey side extension (in addition to previously approved ADC/0004/08)**

The Application

The site is located within the built up area of Shoreham, a chalet bungalow with a recently completed hipped gable roof extension with gable extension to the rear, (ADC/0004/08) There is an existing hard standing to the front of the property with a vehicular access and a flat roof extension set back to the north side of the property.

The street scene is mainly characterised by more substantial semi detached dwellings although there are other detached houses within the street there are only a few detached bungalows within this area of The Drive, which are located in a row running either side of the application site. The property to the north no. 18 The Drive has been extended at first floor level with dormer extensions to the north and south elevation. There is also a single storey side extension accommodating a garage and hobbies room to the rear, (ADC/0148/06.)

Permission is sought for a single storey side extension to continue along the northern boundary of the side in front of the existing rear extension. The extension has a maximum length of 11 metres and is 2.6 metres wide. It will have a half hipped roof to a maximum height of 3.5 metres. The front of the extension will be a garage with a dressing room and W.C to the rear. Amended plans have been received to show the garage slightly set back from the front elevation and the roof made deeper to improve the appearance in the street scene.

Consultations and Representations

Consultations/Comments

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

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2005 (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)

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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 no. 18 to the north of the site. There is an existing side garage and extension at the neighbouring property. It is proposed that the extension will be built along side the blank elevation of this neighbouring extension. There will be no adverse impact with regards to loss of light or overbearing impact on the neighbouring property.

Visual Amenity

The front of the extension will be clearly visible within the street scene. However the side of the extension will be fully screened as it will be in line with the adjacent garage extension at no. 18. The proposed extension is at a lower level due to the change in ground levels from north to south and there is a small gap between the buildings. The design differs from no. 18 and as amended is considered to be more sympathetic to the existing building. There are other examples of side garage extensions adjacent to the site at nos. 14 and 12 The Drive to the south similarly these differ in design and height.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The side extension hereby permitted shall be carried out in accordance with the following approved plans: -

   Proposed Block Plan – received 2nd August 2010
   Drawing no. 8743/1/C – received 20th September 2010.

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

Case Officer Hannah Barker

Date 22/9/10.
PB 23/9