Expiry Date - 14/03/2011

Development Control – Delegated Officer Report

Application Number: ADC/0020/11 **Recommendation – Permit Application**

Site: **78 Slonk Hill Road Shoreham-by-Sea West Sussex BN43 6HY**

Proposal: **Gabled front extension**

The Application

The application relates to a bungalow with ridged roof and front and rear gables, of brick and tiles construction, located on the north side of the road on a sloping site.

Permission is sought for a gabled front extension which would be 1.8m in depth and would copy the outline of the existing building, being 4.6m in height to the apex of the roof. The proposed extension would be brick built with a boarded gable.

To the east and west are two similar styled bungalows (No's 76 & 80) both of which have front projecting flat-roofed porches across half the width of the house. The application site also has a projecting front porch 2.2m wide, by 1.8m in depth on the west side.

Consultations and Representations

Third Parties: There have been no third party 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.'
PPS 1 '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.

Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' states that roof extensions should respect the scale, character and appearance of existing dwellings.

Visual amenity
The proposed form of the extension is considered to be sympathetic to the design of the original building, and whilst this would result in the loss of the flat-roofed porch, which is a common feature within the street, it is not felt that this would result in a poor quality building. The materials proposed would be sympathetic to the surrounding area.

The extension would be expected to tie into the original building, consequently it is felt the materials will be required to match. A relevant condition is recommended.

Residential amenity
The proposed extension would project to the front of the building by 1.8m, the same distance as the existing porch. Although there would be an increase in width and height due to the sloping roof, it is not considered that it would result in an overshadowing or overbearing effect on the two adjacent dwellings.

The proposed window in the west elevation is a feature that is being retained from the existing porch and thus any effect from it are not material considerations.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12Eii
3. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 site location plan; 1:500 block plan; and floor plans and elevations 09/557/03 date stamped received 17.01.11
   Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Officer Carlos Hone Date

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