Expires 28/2/08

Development Control – Delegated Officer Report

Application Number: ADC/0008/08 **Recommendation – Permit Application**

Site: **8 Holmbush Close Shoreham-by-Sea West Sussex BN43 6TT**

Proposal: **Single-storey rear extension with conservatory**

The Application

The application site is a detached bungalow located on the north side of Holmbush Close, Shoreham. The property has added a large dormer across the rear roof plane and a shallow extension across the rear elevation. It is bounded to the west by a pair of semi-detached bungalows and to the rear by the AONB and A27.
This proposal seeks permission to replace the shallow rear extension with a larger 3.4 metre deep construct. This extension will be the width of the bungalow and will have a roof that pitches up to meet the rear dormer at mid level. The extension will house a conservatory and enlarged kitchen area.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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 proposed extension has a roof that pitches to midway up the large rear dormer, creating an awkward feature that does not relate well to the main rooflines. Upon request the applicant has lowered the pitch of this roofline so that it now meets the base of the rear dormer, but still above the main eaves line. The applicant's bungalow is bordered to the east by a turning circle and parking area, and to the rear by fields within the AONB. The rear garden area though is sited on lower ground such that trees and undergrowth outside of the rear and east boundaries reaches eaves height. This results in only the roofline above eaves height being visible from the street and nearby fields. It is therefore considered that, whilst the revised roof form is not ideal, it is sufficiently disguised by the vegetation such that it will not become an incongruous feature discordant with the streetscene and detrimental to the character of the AONB.

Residential Amenity

The extension will have windows in the rear elevation that will face the AONB only. A window is proposed in the west side elevation that will look directly towards a large side shed with the boundary fence and a pitched rear extension at No.6 on lower ground beyond. There will thus be limited overlooking potential, most of which will be directed at an angle toward the rear garden. As there is a good separation of over 4 metres to the boundary it is not considered that the overlooking potential is significant enough to warrant the window being obscurely glazed. The proposal thus does not conflict with local plan policy AH7.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C14Ai: '...received on 14 February 2008...policy AH7 of the ADLP and DEV1 of the WSSP.'

Case Officer:.....

Date: 26/2/08

PB 27/2/08