EXPIRES: 29/2

Application No.: ADC/0013/08 Recommendation – Permit Application

Site: 10 Windlesham Road, Shoreham-by-Sea, West Sussex

Proposal: Single Storey Rear Extension

The Application

The application site contains a detached double storey house with brick walls and a clay tile hip ended roof, northern side of Windlesham Road within the built up area of Shoreham.

The original structure was erected in the 1950's with demolition of the original garage and its replacement with a two-storey side/rear extension having taken place in 1972 (SU/414/72/TP). The applicant now proposes to extend the single storey portion of an existing rear extension across the entire width of the rear elevation in order to increase the existing ground floor living area. The proposed depth of the structure matches the existing portion of the building (3m) as does the flat roof (which reaches a maximum level of 2.3m above natural ground level).

The relevant portion of Widlesham Road principally includes large double-storey homes a number of which have been extended to the rear in one way or another. A number of semi-detached properties are located on the opposite side of Windlesham Road and further to the west towards Oxen Avenue.

Consultations and Representations

Third Parties: No representations have been received on the proposal.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & 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.

With respect to rear extensions Council's Development Control Standard No.3 states that the closer the extension is to the boundary of a neighbouring property, the more likely it is to adversely affect that property. As such, where rear extensions are located within 1m of a common side boundary of an attached dwelling, the standard advises that they not be any deeper then 3.5m. DCS No.3 goes on to further recommend that the extension allow the retention of a rear garden of at least 11m in depth (between the rear wall of the extension and the rear boundary of the property) and of an adequate area ($100m^2$ for a large detached dwelling with 4 bedrooms or a floor area exceeding $120m^2$).

Visual Amenity, Character & Appearance

Located to the rear of the dwelling the structure has no impact on the existing character or street scene of the area. In terms of impact on the character of the existing building, the design of the structure is of a good standard that matches the style, dimensions and building materials used for the existing portion of the single-storey rear extension and building as a whole.

Residential Amenity

Due to the extension being single storey in height, setback 1.5m from the side boundary of the plot (a total distance of around 4.5m from the side wall of the adjacent dwelling), and the depth of the structure being within the 3.5m maximum recommended in Council's development standards, the residential amenity of adjoining properties is expected to be unaffected by the proposal in terms of privacy, loss of outlook or access to daylight.

Amenity Space

Despite the addition, the property retains a distance greater than 11m from the rear wall of the extension and the rear boundary of the plot (approximately 27m), and an amount of amenity space well in excess of the levels outlined in Council's development standards (approximately $280m^2$).

Recommendation

APPROVE for the reason:- 1PPi

Subject to:-

1. C1Ci
2. C12Ei

Case Officer: ..... Date: 1/2/08

1/2/08