expires 9/3

Development Control – Delegated Officer Report

Application Number: ADC/0015/09 **Recommendation - Application Permitted**

Site: **4 Lodge Court Shoreham-by-Sea West Sussex BN43 5NU**

Proposal: **Covered link between study and double garage (amendment to ADC/0253/08)**

The Application

The application relates to a detached dwelling located at the southern end of a cul-de-sac within the built up area of Shoreham. Planning permission has been granted recently for the conversion of the garage into a larger kitchen and to construct a new detached garage and garden store on the west side of the house (ADC/0253/08).

This application is proposing an amendment consisting of the construction of a link between the proposed garage and existing house. The link will have a curved frontage containing glass blocks on a brick plinth with a brick rear elevation containing a door to access the garden. The link will fill a small gap between the garage and house of 1.4m depth. It will be flat roofed to a height of 2.6m.

Consultations and Representations

Consultations/Comments

None

Third Parties

None 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): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

The site is located within the built up area of Shoreham. Policy DEV1 of the West Sussex Structure Plan states that development should not be permitted unless it is of high quality and integrates with, or enhances, adjoining land-uses. Development should have regard to the local context including views into and out of the site and the use of materials and building styles.

Policy AH7 of the Adur District Local Plan requires extensions to be of a design and use of materials which are sympathetic to both the original dwelling and the area in general, while the proportion of the garden area taken up by the proposal should not be excessive having regard to the character of the area.

Visual amenity and character

The proposed addition is a relatively minor component of a larger scheme and will not have a significant visual impact. The curved glass frontage will potentially be an attractive feature but it will be subservient to the larger double garage and store being constructed forward of the house which has already been approved. The flat roof would not normally be considered appropriate but, in view of its relatively small size and its offset position towards one side of the building, such a feature is acceptable on this occasion.

Residential amenity

This minor proposal will have no impact on neighbouring properties as it will be at the front of the building, some distance from the site boundaries and will be subservient to the main house and garage extension.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci
2. C12Ai (amended) proposed extension. Policy AH7 and DEV1

Case Officer Peter Barnett 19/2/09

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