~~PC 25/5/08~~
Expiry
19/6/08.

Development Control – Delegated Officer Report

Application Number: ADC/0223/08 **Recommendation – Permit Application**

Site: **6 Garden Close Shoreham-by-Sea West Sussex BN43 6BR**

Proposal: **Extension (bathroom and outside WC) to rear of outbuilding**

The Application

The site is located within the built up area of Shoreham. A semi detached chalet bungalow within a cul-de-sac with a driveway to the front. To the rear is a large garden with a swimming pool and pool building to the rear. The property has been extended over time with rooms in the roof, gable extensions, front and rear dormers and a single storey extension in 1996. In 2000 retrospective approval was given for the existing garage set back to the side of the property to be linked to the main house via the single storey rear extension.

The garage has a flat roof and has been converted into a bedroom and retrospective permission is sought for an extension to the rear of the garage which incorporates a bathroom and outside W.C. This extension is also flat roof to match the existing building and is 3.5 metres in depth has a maximum width of 3.3 metres (the W.C is 1.8 metres in width.) The maximum height is 2.8 metes, the W.C is lower at 2.6 metres.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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

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.

Residential Amenity

The existing garage extension has no adverse impact on the residential amenities of the occupiers of the adjacent property at no. 7 Garden Close. There is an existing garage at the adjacent property which is built up to the boundary and there existing extension at no. 6 is built up against the blank elevation of this garage, therefore screening the extension. Due to the depth of the garden the building does not affect any properties to the rear of the site.

Visual Amenity

The extension is at the rear of the bungalow and is therefore not visible within the street scene. It is of flat roof design and is rendered to match the existing garage. The extension is modest in scale and does not represent over development of the site.

Recommendation

APPROVE for reason that :- 1PPi

1. C14Ai – AH7, DEV1 –
2. C5E – amended- The garage conversion incorporating bathroom and W.C extension hereby permitted shall be occupied solely.....

Case Officer.....Date.....30/6/08.....