Expired 23/6

Development Control – Delegated Officer Report

Application Number: ADC/0229/08 **Recommendation – Permit Application**

Site: **116 Greenacres Shoreham-by-Sea West Sussex BN43 5XL**

Proposal: **Single-storey rear extension**

The Application

The site is located within the built up area of Shoreham. A semi detached, two storey property with a front and rear dormer located within a cul-de-sac of similar properties. There is a front garden with driveway to the side leading to a flat roof single garage.

Permission is sought to build a single storey sloping roof rear extension the full width of the property at 5.8 metres, 3.6 metres in depth with a maximum height of 3.9 metres. There is an existing single storey flat roof extension at the attached property, no. 117 Greenacres which is not as deep as the extension proposed at 2.1 metres. The extension is to provide an extended kitchen/dining room and will have velux windows in the roof slope.

Consultations and Representations

Third Parties: - 4 letters of objection received (3 from 117) from adjacent neighbours no. 115 and 117 Greenacres objecting for the following reasons: -

- Disturbance and noise during building works and damage to property.
- Access may be restricted by skip or lorry.
- This is more than a ground floor extension it is the rebuilding of the ground floor.
- Height and scale too large, dominate neighbouring property.
- Roof out of character, others extensions have flat roofs.
- Overlooking by windows on side elevation.
- Devalue property.
- There is a large tree in falling distance of the proposed extension.
- Extension is 50% extra to the length of the house.
- Boiler Flue is onto patio at no. 117.

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'
PPS1 '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 main impact is on the properties either side, 115 Greenacres which is to the west which is not attached and no. 117 to the east which is attached to the application site. There will be no adverse impact on the property to the west (115) due to the distance from the extension and its limited height and screening by boundary fences. The owner/occupier of this property has expressed concern over, amongst other things the potential overlooking caused by the proposed windows to be inserted into the side elevation of the existing house and the proposed extension. There windows will be conditioned to be fitted with obscured glazing and to be permanently non-openable to avoid any overlooking to the adjacent property.

The proposed extension will be built up to the boundary with no. 117 where there is an existing extension, the proposed extension will extend further to the rear than the extension adjacent and will be higher with a sloping roof, however it is not considered that there will be any significant adverse impact with regards to loss of light or overbearing impact that would warrant a refusal in this case. The extension is 3.6 metres in depth and the Council's D.C standard is 3.5 metres for single storey extensions on semi detached or terraced properties. However in the light of the existing single storey extension at 117 it is considered that the depth of extension is acceptable in this case.

Visual Amenity

The extension is to the rear of the property and will therefore not be seen within the street scene. It is to be built in materials to match existing, the

design, scale and size is in keeping with the character and appearance of the existing building. The comments made by the owner/occupier of no 115 with regards to the design being out of keeping due to other extensions being of flat roof design is not considered to warrant a reason for refusal on design grounds. The roof of the proposed extension although higher and sloping is not considered to be out of keeping.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18C3 - south-west

Case Officer.....J Barker.....Date.....13/6/08

Chair of Planning Committee..A. J. Mills...Date....4/07/08....

Planning Services Manager.....[signature].....Date....30/6/08.....