Expires 7/2/07

Development Control – Delegated Officer Report

Application Number: ADC/0487/06 **Recommendation - Application Permitted**

Site: **27 The Drive Shoreham-by-Sea West Sussex BN43 5GB**

Proposal: **Single-storey side/rear extension (including replacement garage) first-floor side/rear extension and rear conservatory**

The Application

The property consists of a two storey semi-detached house, with brick and rendered elevations and a hipped roof. The property is accessed via a driveway along the northern side of the dwelling from The Drive.

The application proposes to construct a first floor side and rear extension and a single storey side/rear extension consisting of a conservatory along the rear of the extended property, a replacement garage, a utility room and a garden room extending along the northern side of the property.

Consultations and Representations

Third Parties
No third party letters have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The key planning considerations of this application are the impact of the proposed extension on adjoining residential amenity and the impact of the proposal on the existing design and scale of the dwelling and the general residential character of the area.

Residential Amenity
The proposed first floor extension will protrude approximately 2.5m from the existing rear elevation. The attached dwelling no. 25 The Drive to the south, already has a flat roof first floor extension protruding 2.5m which was approved by planning permission SU/92/83/TP. As the proposed first floor extension will not project past the existing rear elevation of the attached dwelling it will have a negligible impact on the attached residential amenity of no. 25 The Drive.

A conservatory is also to be located on the rear of the dwelling. The conservatory will protrude approximately 3m out from the extended rear elevation of the semi-detached dwelling. The distance of 3m is consistent with Council's Development Control Standard No. 3 'Extensions and Alterations to Dwellings' which generally allows a depth of 3.5m for single storey rear extensions on attached dwellings and as such the conservatory should not have a significant detrimental impact on either the access to light or privacy of the attached dwelling.

The application also proposes single storey extensions to the side and to the rear of the property along the northern boundary. Specifically the garage is to be replaced, a utility room is to adjoin the proposed conservatory and then a garden room is to extend approximately 8.2m out from the rear elevation of the dwelling, adjacent to the northern side boundary. There is approximately a 5m distance between the dwelling at no. 27 The Drive and the adjacent dwelling to the north no. 29 The Drive. It was noted on site that there are already a number of small garden sheds located along the northern boundary on the property and the effect of the single storey rear extension would be to replace these. Additionally due to the topography of the area the adjacent northern property is approximately 300mm above the level of no. 27 The Drive. Considering the existing garden sheds on the property, the variation in levels and that the adjacent property also contains a garage along the shared boundary, the proposed side and rear single storey extension should have a negligible impact on the adjoining residential amenity.

Only one additional roof window is proposed on the extended hip roof on the northern side elevation and it is to be used as a means of escape. The additional window should be required to be glazed with obscured glass to reduce any overlooking impacts.

Character of the Dwelling and Street Scene

The only components of the proposed alterations that are visible from the street scene are the replacement garage and the single storey side extension. The garage, although being located forward of its existing position is still set well back from the front building line (7.5m) and does not have any significant impact on the street scene or on the character of the dwelling.

The single storey side extension will effectively locate a hipped roof over a previous side dormer extension, which is considered to improve the previous side dormer extension and be more in keeping with the existing character of the dwelling.

The rear of the property is not highly visible and given that the attached property already has a flat roofed rear extension, the proposal is not considered to be wholly out of character with the semi-detached pair.

The rear garden is relatively large being 27m long and 9m in width and can accommodate the proposed extensions.

Recommendation

APPROVE for reason that: 1PPi

Conditions

1. C1Ci
2. C12Eii
3. C18Cii 'The glazing of the ~~escape~~ pivoted rooflight window on the hipped roof ~~extension~~ on the northern side elevation of the dwelling.....'

Case Officer:.....

Date: 1/2/07