Development Control – Delegated Officer Report

Application Number: ADC/0489/07 **Recommendation – Permit Application**

Site: **85A Buckingham Road Shoreham-by-Sea West Sussex BN43 5UD**

Proposal: **Single-storey rear extension**

The Application

The application site contains a detached double storey lodge located on the western side of Buckingham Road, Shoreham-by-Sea. Alterations to a garage and the erection of a rear conservatory were performed to the dwelling in 1987 under Permitted Development Rights.

The applicant now proposes to remove the existing 10m^2 conservatory and replace it with a 20.4m^2 single storey rear extension, to allow for an expansion of the adjacent Lounge area.

The relevant section of Buckingham road is characterised by large detached double storey houses, well setback from the highway with large front and rear gardens.

Consultations and Representations

Council has received no representations with respect to the proposal.

Relevant Planning Policies and Guidance

West Sussex Structure Plan:	LOC 1	(Locational Strategy)
	DEV 1	(High Quality Development)
Adur District Local Plan:	AG 1	(General)
	AH 7	(Extensions & Alterations for Householders)
Development Standard No.3:	Extensions & Alterations to Dwellings	

Planning Assessment

The Appearance
The extension will be entirely screened from public view by virtue of its single storey height and its location to the rear of the existing dwelling. The roof profile and proposed materials appear to match the existing building and represent an improvement to the existing conservatory.

Effects on Neighbours
Whilst the depth of the addition extends beyond the rear building line of extensions on adjoining properties, a garden depth in excess of the 11m minimum recommended by Development Control Standard (DCS) No.3 is retained.

Furthermore, the location of the structure some 4m away from the nearest (southern) side boundary ensures that the structure poses no concern to adjoining properties by virtue of being overbearing, overshadowing or overlooking into adjoining rear gardens.

Recommendation:

APPROVE for reason that :- 1PPi

1. C1Ci (standard time limit)

2. C12Ei (match external materials)

Case Officer: J. Reynolds

Date: 13/9/09

13/9