expires 2/12

Development Control – Delegated Officer Report

Application Number: ADC/0491/08 **Recommendation - Application Permitted**

Site: **72 Adur Avenue Shoreham-by-Sea West Sussex BN43 5NL**

Proposal: **Single-storey rear extension**

The Application

The application site is a semi detached two storey dwelling located on the north side of Adur Avenue, within the Shoreham Conservation Area. It is proposed to construct a single storey extension at the rear to form a family room. It will run across the entire width of the property, with a depth of 3.25m and height of 3.5m with a mono pitched roof containing three rooflights.

Consultations and Representations

Consultations/Comments

None

Third Parties

No third party representations 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 11 '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.

The Council's Supplementary Planning Guidance states that on semi detached dwellings single storey rear extensions which abut the boundary should normally be no deeper than 3.5m.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity

The extension is at the rear of the dwelling and will not be visible from the street. It will therefore preserve the character and appearance of the Conservation Area.

Residential amenity

The extension is to be constructed immediately up to the boundary with no.70 Adur Avenue to the east. However, it complies with the Council's SPG in that it is less than 3.5m in depth. It is also only 0.25m deeper than that which could be constructed as permitted development under the recently revised GPDO.

It is not considered therefore that the proposal is likely to have any adverse impact on light or outlook for the occupiers of no.70. In order to avoid the potential for overlooking in the future, it is recommended that a condition is imposed preventing the insertion of any windows in the side elevations of the extension.

To the west, no.74 has a deep single storey extension which projects further to the rear than the current proposal. It will not be adversely affected by this modest addition.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci
2. C12Eii
3. C18Eiv side walls The side walls (east and west)

Case Officer..P. Beamish..... Date...6/11/08