Expiry Date - 01/07/2010

Development Control – Delegated Officer Report

Application Number: ADC/0149/10 **Recommendation – Permit Application**

Site: **160 Harbour Way Shoreham-by-Sea West Sussex BN43 5HJ**

Proposal: **Enlargement of previously approved side extension including ground floor study at rear of garage (amendment of ADC/0376/06)**

The Application

The application relates to the easternmost house in a terrace of eight houses located on the south side of the road. The terrace of houses is stepped in their alignment with the road, so that the application site is 22m from the road, whereas No.146 to the far west is only 10m from the highway.

The dwelling has previously been granted permission to erect a first –floor extension above the existing attached east side garage (ADC/0376/06). The extension would provide an additional bedroom with en suite bathroom. Permission is now sought for an enlarged extension which would comprise a ground floor study to the rear of the garage, and an enlarged first-floor bedroom with en suite bathroom.

The extension would be 3.3m wide, by 3m deep at ground floor level, with the study being as long as, and, attaching to the side of the existing rear conservatory. The first-floor of the proposals would be 3.3m wide, and would project the length of the existing garage, and over the majority of the proposed study. It would be 8.1m in length. The remaining 0.9m of study would have a flat roof with roof lantern, whilst the extension would have a gable end with ridged roof to match the existing house.

To the east of the house is a garage compound comprised of 19 residential garages. To the north of the garages and east/ north-east of the application property is another terrace of houses (No's 162 – 170) which are sited at ninety degrees to the application site. 22m to the south are bungalows in Falcon Close, with No's 20 & 22 being directly to the rear, both of which have rear facing dormer windows.

Site History:
SU/93/05/TP – Garage attached to east side plus conservatory to the rear. Approved 20.06.06
ADC/0376/06 – First-floor side extension. Approved 05.12.06

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Consultations and Representations

Third Parties: There have been no letters of objection to the proposals.

Relevant Planning Policies and Guidance
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)

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Planning Assessment

Policies
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 and accord with the Council's DC standards.

The Council's Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' states that the most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene generally. When specifically relating to side extensions it states that side extensions being clearly visible from the road should be designed to closely match the existing dwelling. In particular they should have a roof in keeping with the existing dwelling. The extension should be set back slightly from the main front wall of the dwelling to create a visual break and insure the extension is subordinate.

Visual amenity
The proposed extension as seen from directly in front of the property would differ very little from the previous approval (ADC/0376/06). The only visible alteration would be an increase in height of the roof ridge to the same as that of the original building. Due to the proposed 2.1m set back from the front elevation and matching design it is considered the proposals would be subordinate to the existing house, and it would be in character with the existing dwelling and general streetscene.

The only place where the enlarged part of the extension would be clearly visible is in front of the properties to the NE at an oblique angle, and from the

garage compound to the east. Whilst the extension would be the same depth as the original house and project 2.2m past the rear of the original house, it is felt that the added bulk of the extension would not be so clearly visible, that it would look particularly out of keeping or overly large.

Residential amenity

The rear elevation of the extension would be closer to the properties to the south in Flacon Close, and the orientation of the first-floor rooms would be different to previously approved. The rear elevation would now have the bedroom window to the south rather than the en suite, it would however still be located 23m from the rear ground floor rooms of the bungalows directly to the rear (No's 20 & 21 falcon Close), which is in excess of the Councils minimum Standard of 22m. The rear dormer windows of these properties to the south would be slightly further away (25m), and it is considered that the increased size of the extension would not adversely affect the privacy of these or any other surrounding dwellings.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12Eii
3. C18Eiv - west
4. The development hereby permitted shall be carried out in accordance with the following approved plans: A 1:50 floor plans and elevations; and B, C, D, 1:500 block plan.
   Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Officer Carlos Hone Date 15/06/10 PB 17/6