Expires 1/3/07.

Development Control – Delegated Officer Report

Application Number: ADC/0017/07 **Recommendation - Permit Application**

Site: **11 Buckingham Close Shoreham-by-Sea West Sussex BN43 5UR**

Proposal: **Two-storey side extension (partially over garage)**

The Application

The proposal is for an extension (3.9x2.6x6.7m) to be added to the rear south side of this semi-detached house that forms part of a modern cul-de-sac dating from 1993 (SU/161/82). The adjoining property (No.12) borders the Old Shoreham Road to the north whilst to the south lie a further pair of semi-detached houses and playing fields. At the rear is a modern two storey block of flats. The proposal is to connect the existing external garage to the main house and to build a first floor directly above with a pitched roof. The build would incorporate an extended lounge on the ground floor and an extended bedroom on the first floor partly over the rear of the garage. The plans show it to be a rear side extension in a similar design to one approved under SU/0026/02 directly opposite at 2 Buckingham Close.

Consultations and Representations

Third Parties

No representations have been made.

Contributors

No comments have been received.

Relevant Planning Policies and Guidance

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

Planning Assessment

The main concern surrounding this development will be its impact upon the visual amenity of the locality.

The proposed extension is in keeping with the existing streetscene in terms of design and positioning. It will be set back 5.3 metres from the building line, flush with the rear of the property, with a ridge 1.6 metres lower than that of the main dwelling. In order to avoid a potential terracing effect the first floor addition will be set 1 metre from the shared border with No.10 as required by the Development Control Standard No 3.
The property to the south, No.10, will suffer minimal overlooking as it is set back 2.5 metres from the application property with a 1.5 metre fence and large shrub along the border. No additional overlooking will exist with the attached property to the north.
The main impact of the extension will be to the rear, upon the east side first floor flat window at 1-6 Fairlawns. Although only 15 metres from the rear elevation of the property, the loss of privacy to this window at Fairlawns is deemed negligible as the new window proposed forms part of an extended bedroom, not a new bedroom, and is no closer to the flats than the existing rear elevation. Whilst some outlook would be lost from the flat window, this is not considered a great issue as the room it serves has a second similar sized window with an unobstructed outlook to the north.

Confirmation was sought from the architect to confirm that a single window would be installed in the front elevation, a detail that was present on the elevations but missing from the floor plans. Amended plans were received.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci (standard time limit)
2. C12Ei (external materials to match existing)
3. C14Ai '..received on 01/02/07 and not...', 'Reason: ....policy AH7 of the Adur District Local Plan and DEV1 of....' (permission relates to amended plan)
4. C18Eiv '...south side wall of....' (no windows to be formed in side wall of extension)

Case Officer.....

Date....1/2/07.....