Expires 10/3/08

Development Control – Delegated Officer Report

Application Number: ADC/0021/08 **Recommendation – Permit Application**

Site: **2 Mardyke Shoreham-by-Sea West Sussex BN43 5LL**

Proposal: **Front extension**

The Application

The application site is a large detached bungalow located on the west side of Mardyke, Shoreham Beach. The property has been extended to the rear with a twin pitched addition and a side garage under SU/21/95 and has a large hardstanding to the front. It is bounded by a detached bungalow to the south, a semi-detached pair of houses to the north and a garage complex to the rear.

This proposal seeks permission to infill the northern frontal elevation step with a pitch roofed kitchen extension 1.4 metres in depth and 4 metres in width. This will result in a consistent front building line with a twin pitched roof creating a symmetrical appearance to the bungalow.

Consultations and Representations

Third Parties

No.1 Mardyke raises no objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

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. DC Standard No.3 'Extensions and Alterations to Dwellings' states that front extensions should not extend significantly beyond the main building line and should assimilate successfully into the streetscene without unduly affecting neighbours.

Visual Amenity

As the extension is at the front of the property it will be highly visible within the streetscene. The extension will come forward by 1.4 metres to the forwardmost part of the building line and level with the current pitched roofed lounge protrusion. It will have an identical pitched roof such that there will be a central valley between the two protruding front roofs. The resultant elevation will thus be symmetrical and will not unduly impact on the appearance of the bungalow or the streetscene. The new front window will be the same size and shape as current. This proposal thus fully accords with policy AH7 of the local plan.

Residential Amenity

The neighbouring properties will not be impacted due to the nature of this proposal and as a good separation exists between them and the site.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei

Case Officer:.....

Date: 14/2/08

BB 14/2/08