Expiry Date - 15/11/2010

Development Control – Delegated Officer Report

Application Number: ADC/0342/10 **Recommendation – Permit Application**

Site: **6 Hawkins Close Shoreham-by-Sea West Sussex BN43 6TL**

Proposal: **Single-storey north side/rear extension**

The Application

The site is located within the built up area of Shoreham. A semi detached bungalow within a cul-de-sac of similar properties. The bungalow is set back from the highway with a long driveway. As existing there is a large flat roof garage/store building attached to the bungalow by a lower level, flat roof 'link' porch extension, both are in a poor state of repair and in need of replacement.

Permission is sought to demolish the existing building and erect a single storey extension of similar footprint to provide a lounge, kitchen/diner and utility extension. The extension is staggered with a hipped roof extending to the side of the main bungalow, 4 metres in height with the further part set back with a full hipped roof, with a maximum height of 4.3 metres. The extension has a maximum width of 7.5 metres, and maximum depth of 9.2 metres.

Consultations and Representations

Third Parties*: -* No third party representations have been received.

Relevant Planning Policies and Guidance

Adur District Council 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'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

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.

Residential Amenity

The main property to be affected is no. 7 to the north of the site. There will be no adverse impact on the attached bungalow to the south as the proposed extension is to the north of the application site.

No. 7 is sited at a higher ground level and has an existing side, kitchen extension. The proposed extension will have an increased height from the existing flat roof buildings however due to the change in levels and the spacing between the dwellings it is not considered that the extension will result in any loss of light or overbearing impact as a result. There is a side window on the extension at no. 7 however this is a secondary window and the extension will not result in a significant loss of light in this case.

Visual Amenity

The existing bungalow is set back from the highway with the site widening to the rear. The existing flat roof side extensions are set back to the side of the property and are not overly prominent in the street scene. The proposed extensions will also be set back and subservient to the main dwelling. The pitched roof design will be in keeping with the appearance of the existing dwelling.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The extension hereby permitted shall be carried out in accordance with the following approved plans: -

   Proposed Block Plan – received 20th September 2010.
   Drawing no. 9069/1 – received 20th September 2010.

   Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker Date

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