expires
02.07

Development Control – Delegated Officer Report

Application Number: ADC/0242/08 Recommendation - Permit

Site: **23 Shingle Road Shoreham-by-Sea West Sussex BN43 5RH**

Proposal: **Demolition of garage and erection of attached new garage and extension at side and conversion of rear conservatory to a diningroom**

The Application

The application property is the northern half of a pair of semi-detached bungalows located on the west side of Shingle Road, within the built-up area of Shoreham. The property is of brick and tile construction with white painted rendered walls and a shallow hipped roof.

The property has a front projecting sunroom the same as the attached bungalow (No.21), an attached north side garage with attached side car port and a rear conservatory.

The proposals is to demolish the existing garage which projects to the rear of the property the same distance as the conservatory and to erect a side extension with new front projecting garage. The extension would serve as additional accommodation to the main dwelling in the form of a master bedroom with en-suite bathroom. The extension would be 14.8m in length, by 3.3m in width at it widest and 3.5m in height.

The rear garden is surrounded by a high brick wall 2.0m in height. The property to the north (No.25) is set back from the boundary and has been extended with a rear lean-to style conservatory across the whole rear, and has an attached garage between it and the boundary with No.23 which projects in front of the building line approximately 0.5m. The attached property has a rear extension the same depth as the applicants conservatory. To the rear, located close to the boundary, is No.22 Cheal Close, a similar low height bungalow, well screened by the boundary wall and mature plants.

Consultations and Representations

Third Parties: There have been no third party objections.

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 II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 '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.

Visual amenity

The surrounding area is made up of a variety of different styles and types of dwellings, with there being no defined dominant character or architectural style. To the north on Harbour Way are blocks of three-storey flats, to the east are semi-detached houses and to the south is a detached chalet style bungalow with high ridge.

The proposed garage would project past the original front elevation of the dwelling, by 1.7m, however it would still not be in front of the existing sunroom which itself projects 2.0m in depth or the front projecting garage of the neighbour to the north (No.25), it would therefore be screened from view from the south and would not appear particularly incongruous or out of keeping.

The garage would be of a rendered finish to match that of the existing dwelling and would have a ridged roof with matching tiling. The shallow angle of the roof would result in a low front gable to the garage which would not be so out of keeping warranting a refusal.

The rest of the proposed extension would be unseen from the road and provided the materials match would not adversely affect the residential amenity of the surrounding area.

Residential amenity
The proposed extension would be a total of 14.8m in length with the garage toward the front of the building being sited directly adjacent to the boundary and the rear master bedroom and ensuite being set back by 0.8m. Whilst the length of the built form adjacent to the boundary with No.25 is increasing, the height of the proposals are modest with a shallow roof form which would not appear overbearing or unneighbourly, and it is considered that they would not result in a loss of outlook of natural daylight.

The proposed west elevation of the extension would have a pair of double doors accessing the master bedroom, these would be in line with the fenestration which exists in the rear conservatory and would not result in excessive overlooking or loss of privacy to the side of No.22 Cheal Close, which itself is well screened.

The proposed conversion of the conservatory into a dining room would not result in an increase in size of the room, but would have a reduction in the amount of fenestration in the west elevation. The party wall to the south would remain intact and a second wall would be constructed on the inside. The conversion would not have an effect on the outlook, privacy or amount of light available to the surrounding dwellings.

Recommendation

APPROVE for reason that :-

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1. C1Ci
2. C12Eii

Case Officer: [illegible]
Date: 17-06-08

RB 17/6/08