Expiry Date - 03/06/2010

Development Control – Delegated Officer Report

Application Number: ADC/0118/10 **Recommendation – Permit Application**

Site: **1 Millcroft Gardens Southwick Brighton West Sussex**

Proposal: **Single-storey rear extension with raised deck**

The Application

The application property is a detached hipped roof bungalow located on the south side of Millcroft Gardens, a cul-de-sac. There is a flat roofed conservatory at the rear of the bungalow which it is proposed to demolish and replace with a flat roofed brick extension and raised deck. The extension will measure 7.6m wide, 3.3m deep and 3.5m high. The deck will be 1.8m deep and raised 0.8m above the garden due to the drop in levels towards the south.

Also proposed is a roof extension to form part gables on either end of the roof plus a rear facing flat roofed dormer. The volume of the roof extensions is less than 50 cubic metres and does not require planning permission.

The dwelling is perpendicular to the dwellings to the west which front Millcroft Avenue and whose gardens back onto the site. To the east is a similar bungalow, while to the south is the rear gardens of dwellings in Downland Avenue, the boundary of which is some 30m from the back of 1 Millcroft Gardens.

Consultations and Representations

Consultations/Comments

None

Third Parties

1 email received from the occupiers of 3 Millcroft Gardens stating that they have no objection to the single storey rear extension with raised deck but that they do have concerns with regard to the roof extension (which is PD)

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

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. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The extension will be flat roofed, as is the existing extension, and will be 1m deeper. It will rise above the eaves level of the existing bungalow but is considered to be acceptable as it will be at the rear of the dwelling and will not be visible from the street.

Residential amenity

The extension and deck will be screened from the neighbour to the west by a tall hedge on the boundary within the garden of 10 Millcroft Avenue. To the east, 3 Millcroft Gardens is unaffected as the dwellings are separated by the driveway of No.1 and by the detached garage of No.1 which is set back beyond the rear building line and which obscures views into the adjoining garden. No.3 also has a blank side elevation facing the site.

There will be no direct overlooking of neighbouring gardens from the deck as a result of the position and orientation of the gardens in relation to the proposed development. Consequently, there will be no adverse impact on residential amenity.

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Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. The development hereby permitted shall be carried out in accordance with the following approved plan, date stamped received 8 April 2010: Drawing Title: Extension and loft conversion @ 1 Millcroft Gardens, Southwick (including Site Location Plan, Block Plan, Proposed Plans & Elevations, Section)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 10/05/10