expires 9/7

Application Number: ADC/0262/08 Recommendation – APPROVE

Site: 6 The Drive, Southwick

Proposal: Single storey rear extension

The Application

The application property is a semi-detached two storey dwelling which presently has a flat roofed single storey extension across part of the rear elevation. It is proposed to demolish this extension and to construct a new mono-pitched roof extension across the full width of the property.

It will measure 3.5m deep, 5.7m wide and 3.5m high (2.2m to eaves). It is to be rendered to match the existing house with a mono pitch roof containing three rooflights. The extension will project as far as a similar extension on the adjoining half of this pair of properties. It will also encroach onto the shared driveway at the side of the property by 0.35m and will restrict vehicular access to the garage of no.6.

Consultations and Representations

Third Party Representations – none 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): 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

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.

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.

Residential amenity

The extension will project as far as the neighbouring extension and will, consequently, not result in any loss of light or outlook to the house to the south.

To the north, the neighbouring property is separated by a shared driveway and a wall on the property boundary. The extension will not result in any loss of amenity. While there will be some encroachment onto the driveway, it will not impede access to the garage of no.8 to the north.

Visual amenity

The extension is at the rear of the property and will not have any impact on the street scene.

Access and Parking

The garage of no.6 is located at the end of the shared driveway and is positioned at an angle so that it is set partly behind the house. The extension will be built directly out from the rear of the house and the end of the extension will cut across a section of the driveway, preventing access to the garage for vehicles. However, there is space for one car at the front of the property and it is not considered that this proposal will result in any parking problems in the locality.

Recommendation

APPROVE for the reason

1PPi

Subject to

1. C1Ci
2. C12Ei

Case Officer ..... Date 24/6/08

27/6