Expiry Date - 17/12/2010

Development Control – Delegated Officer Report

Application Number: ADC/0413/10 **Recommendation – Permit Application**

Site: **7 Fairdene Southwick Brighton West Sussex**

Proposal: **Hip-roofed rear extension and rooms in roofspace (with rooflights)**

The Application

The application property is a detached hip-roofed bungalow with rear conservatory on the south-west side of Fairdene.

The proposal is for a hip-roofed rear extension across the full width of the dwelling to form rooms in the roof with a dining room extension at ground floor. The proposal will project 3m to the rear and will extend the ridge of the bungalow by the same amount. As originally submitted, 'Cabrio' rooflights, which open into a small balcony, were proposed for the front and rear of the dwelling, with rooflights at the sides (4 on the north, 2 on the south). The conservatory is to be removed. Amended plans have been received replacing the balcony rooflights with conventional rooflights. The side rooflights have been raised higher up the roofslope so that the bottom of the rooflights is 1.7m above the internal floor level.

The neighbouring dwelling to the north, No. 5, is angled towards the site and faces directy south. To the south east, No. 9 has a single storey rear extension, 3.85m deep built in 1998.

The extension will have rendered walls and a clay tiled roof to match the existing bungalow.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

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

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It 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

The extension is at the rear of the bungalow and, other than the front rooflight, there will be little impact on the street scene. The extension has been designed to respect the original fully hipped roof and it maintains the shape and character of the existing dwelling. The depth of the extension is considered to be acceptable as it will be only slighter deeper than the existing conservatory.

Residential amenity.

The application site is at an angle to No.5 and is at a lower level than its neighbour to the north west. No.5 has a rear conservatory which faces directly south. While the extension will increase the depth and bulk of the dwelling, it is considered that, as a result of the increased height of No.5 and its orientation to the south, the angled relation ship between No.5 and No.7 and the provision of a fully hipped roof on the extension, the proposal will not

result in a harmful loss of light and will not be detrimental to the residential amenities of No.5.

No 9 is on the same line as No.7 and has a 3.85m deep single storey extension to the rear with a false pitched roof and the will not adversely affect the residential amenities of its neighbour to the south east.

The roof lights were originally considered to be too low within the rooflsope and had the potential to cause overlooking. Amended plans have now been received raising them to 1.7m above the internal floor level. The balcony rooflight at the rear has also been replaced with a conventional rooflight which is lower at 1m above the floor level. This has the potential to cause some overlooking but it is considered that it is an improvement on the balcony-style and would not cause a significant increase in overlooking when compared with a rooflight that could be inserted into the existing rear roofslope as permitted development.

It is therefore considered that the proposal will not have an adverse impact on the amenities of the neighbouring properties.

Recommendation

APPROVE for reason that:-

1PPi

1. C1Ci.
2. C12Ei
3. This permission relates to the following approved plans:
   Dwg No. 0410 01 (Location and Block Plans) and 0410 10 Rev. B (Proposed Floor Plans) date stamped received 22 October 2010,
   Dwg No. 0410 11 Rev. D (Proposed Elevations) and 0410 13 Rev C (Proposed Sections) date stamped received 3 December 2010
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 6 December 2010

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