Expiry Date - 21/06/2011

Development Control – Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0013/11

Site: **59 Underdown Road Southwick Brighton West Sussex**

Proposal: **Hip-roofed first-floor rear extension and single-storey enlargement at side and groundfloor extension**

The Application

The application property is a semi detached dwelling located on the west side of Underdown Road. It has a single storey flat roofed extension at the rear and an attached garage at the side. It is proposed to extend the rear extension behind the garage up to the southern boundary and to construct a first floor over the original extension. The first floor would project beyond the rear wall of the original house by 3.6m and would be hip-roofed.

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 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. Two storey (or first floor) rear extensions that are within 1m of a side boundary with an attached dwelling should normally be no deeper than 2m. Extensions abutting the boundary will not normally be permitted.

Visual amenity and character

The extension will run across the full width of the property and will project further than is recommended in the DC Standard. However, the attached dwelling also has a two storey rear extension (albeit projecting less far) and the proposal will not therefore appear out of character. It is generally hidden from public view although it will project 0.6m beyond the side wall and therefore a small part of it will be visible from the street. However, it will be set back at the rear of the dwelling and will not have a significant impact on the street scene.

Residential amenity

The rear extension will project 3.6m on the boundary with 61 Underdown Road which is in excess of the 2m as recommended in the DC Standard. However, No.61 has a 2 storey rear extension of 2.5m depth and it is not considered that the proposed additional extension of 1.1m at No.59 will have a harmful impact on light or outlook from the first floor windows on the attached dwelling.

To the south, No.57 has been converted into two flats and has a single storey rear extension on the boundary with No.59 and a 2 storey extension beyond that. The proposal will create a slight ‘tunnel’ effect for the first floor windows at No.57A but the proposed extension will be 1.65m off the boundary and it is not considered that the impact on the occupiers of No.57A will be unduly detrimental to their amenity.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Eii
3. C1Ei

Drawing No. 10/14-01 Title: Proposed Floor Plans and Elevations Date received: 26 April 2011
Drawing No. 10/14-03 Title: Location Plan Date received: 26 April 2011
Drawing No. 10/14-04 Title: Site Plan Date received: 26 April 2011

4. C18Eiv side walls

Case Officer Peter Barnett Date 2 June 2011