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Application No.: ADC/0544/07 Recommendation – Permit Application

Site: 17 Oakapple Road, Southwick, West Sussex

Proposal: Single Storey Infill Extension to Rear

The Application

The application site contains the northern end of a block of four double storey terrace dwellings with brick walls and a clay tile hip ended roof with a hip ended front protrusion, located on the western side of Oakapple Road, Southwick.

The dwelling forms part of a 24 unit terrace development approved by Council in August 1955. A garage and rear verandah have subsequently been constructed under Permitted Development Rights, whilst in June 1973 Council granted planning approval to a 2.5m deep, 4.3m wide single storey sun lounge extension to the rear of the building measuring a total of 10.25m^2 in area.

The applicant now proposes widening the rear extension to 6m, all the way to the northern boundary of the dwelling, to allow for a 6.75m^2 expansion of the existing sun/day room. The design maintains the existing 0.7m recess between the existing extension and the southern side boundary.

Oakapple Road is characterised by double storey terrace development, a number of which have rear extensions that run across the entire length of the building.

Consultations and Representations

Third Parties: The owner of No.19 Oakapple Road, being the property most affected by the proposal has advised of no objection to the proposal.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & Alterations to Dwellings'

Planning Assessment

Visual Amenity, Character & Appearance

The design of the extension is almost identical to similar extensions that have occurred at No.19, & 21 and is thus not considered to be out of keeping with the character of development in the area. Furthermore the proposed use of matching building materials will ensure that the extension remains in keeping with the character of the existing building.

Residential Amenity – Privacy

Whilst the side window of the extension will have views into the rear garden of adjacent No.19 Oakapple Road, it will be less intrusive than the existing situation due to an overall reduction in the size of the window looking in this direction. Given this situation and that the neighbour has not objected to the proposal, the use of opaque glazing is not considered necessary in this instance.

Residential Amenity – Daylighting

Given the single storey nature of the development and that a communal driveway is located between the extension and the adjoining dwelling the proposal is unlikely to have a detrimental impact on No.19 with respect to overshadowing or loss of daylight into their building or rear garden.

Access & Parking

Whilst it will be tight, vehicular access from the driveway to the garage will be maintained. Although the garage only allows for one car to be parked on-site, street parking for additional vehicles is readily available. In any event the proposed extension does not change the current situation in this regard.

Recommendation

APPROVE for the reason:- 1PPi

Subject to:-

1. C1Ci
2. C12Ei

Case Officer: ...D. Reynolds..... Date: 27/9/07