Expiry 3/6/09

Development Control – Delegated Officer Report

Application Number: ADC/0131/09 **Recommendation – Permit Application**

Site: **189 Manor Hall Road Southwick Brighton West Sussex**

Proposal: **Single storey rear extension (to replace existing extension)**

The Application

The site is located within the built up area of Southwick an end of terrace two storey dwelling within a street of a mixture of styles of properties. There is off street parking to the front of house, flat roof rear and side dormers and an existing single storey rear extension in two parts providing a kitchen extension and conservatory.

Permission is sought to demolish the existing rear extensions and to build a single lean to extension of brick and tile construction with three velux windows in the roof slope. The extension will have a maximum height of 3.4 metres, it is 3.4 metres deep and 5.9 metres wide.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

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

Planning Assessment

Policies

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.

Residential Amenity

It is not considered that there will be any adverse impact on the residential amenities of the occupiers of the adjacent dwellings. No. 191 Manor Hall Road is attached to the east and has as existing a lean to extension which is

built up to the boundary and is approximately 1.5 metres deep. To the west is 187 Manor Hall Road this property is not attached and there is a pedestrian access to the side. This neighbouring dwelling has a single storey rear extension approximately 3.5 metres in depth and there are no windows on the side elevation of this extension which will be affected by the proposal.

Visual Amenity

The extension is to the rear of the dwelling and therefore is not visible within the street scene. It is in keeping in design and scale with the existing building and a condition is attached to ensure that materials are to match existing.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer... [redacted] .....Date...29/5/09