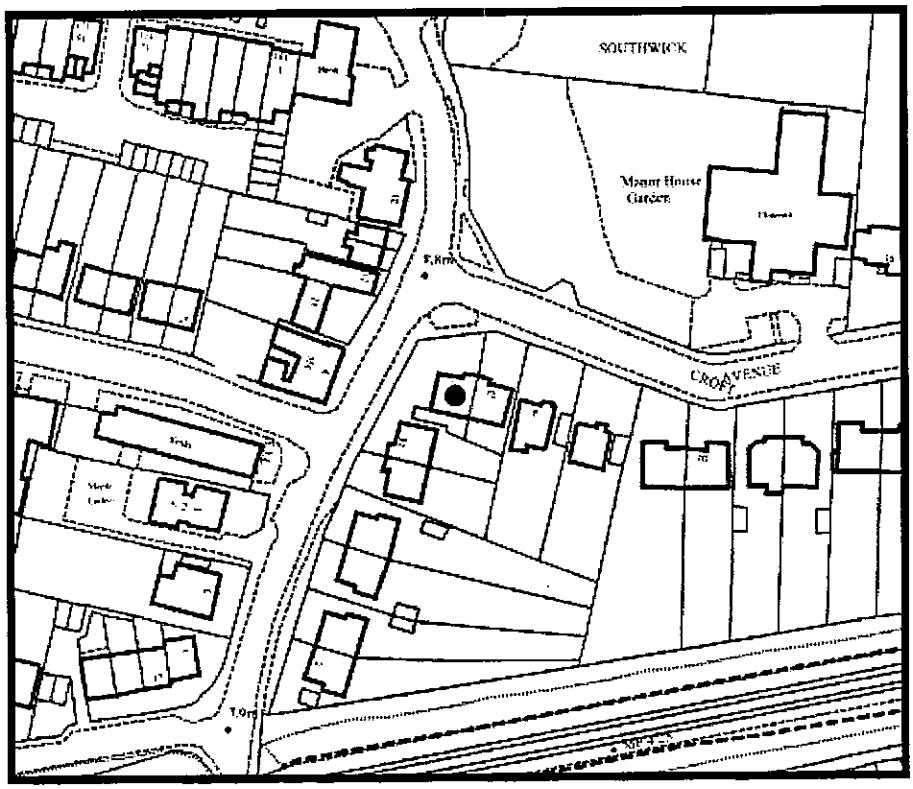
Application Number: ADC/0144/09 Recommendation - APPROVE

Site: **2 Croft Avenue, Southwick BN42 4AB**

Proposal: **Removal of conservatory and erection of single-storey side extension**



The Application

The site, located on the corner of Southwick Street, comprises a two-storey semi-detached house with an integral garage. The main garden area is to the side of the house adjacent to Southwick Street. This area is enclosed by a 2m high close-boarded fence which is screened from the road by a hawthorn hedge.

Permission is sought to build a single-storey side extension of ridge-roofed design, projecting from the west side gable wall of the house. The ridge is shown 4.7m high and it is 3.4m wide and 3.8m deep. The extension will provide a dining room and is to replace a conservatory already removed.

This application is included on the agenda because the applicant is an employee of Adur District Council.

Consultations and Representations

Third Parties: A letter from the resident of No.12 Southwick Street states no objection.

Relevant Planning Policies and Guidance

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

The site adjoins the Conservation Area boundary (but is not within it) and lies opposite listed buildings to the west.

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, loss of natural light or overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The proposed extension will have no impact on the residential amenities of the neighbouring properties. No. 12 Southwick Street is located to the rear of the site at a distance of 7 metres from the proposed extension. There is a 2 metre close boarded fence along the boundary which will screen the extension to some extent and limit any overlooking. The extension will not be visible from any other neighbouring dwellings.

Visual Amenity

The proposed extension is of acceptable appearance, being fully in keeping with the design of the house. Although it is sited closer to the road at the side than the existing building, it would not affect the streetscene as it is screened by the boundary fence and hedge. There will therefore also be no impact on the character and appearance of the Conservation Area or the setting of the listed buildings.

Recommendation

APPROVE for reason that:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of the neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7)

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing)

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