Expiry Date - 15/06/2010

Development Control – Delegated Officer Report

Application Number: ADC/0106/10 **Recommendation – Permit Application**

Site: **42 St Richards Road Southwick Brighton West Sussex**

Proposal: **Single-storey rear extension**

The Application

The site is located within the built up area of Southwick to the eastern boundary of Adur District. The site backs onto commercial/industrial land use to the west. The property is a two storey mid terrace house with rooms in the roof. There is an existing single storey, flat roof extension to the rear.

Permission is sought to demolish the existing rear extension and erect a lean to style extension with an increased total depth of 3.2 metres, (the existing extension is 2 metres.) The extension has a maximum height of 3.6 metres reducing to 2.7 metres. It extends the maximum width of the house at 5.2 metres. The extension will be rendered with a tile roof with two velux windows. The extension will accommodate a dining room and W.C.

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 policies0: AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AG1 of the Local Plan states that development within the built up area of the District will be permitted provided that it does not detract from the existing local urban environment. Policy AH7 relates to extensions and alterations to houses and bungalows. It states that they 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 taken up by the proposal should not be excessive.

Residential Amenity

The main properties affected by the proposed extension are those either side nos. 44 and 40 St Richards Road. Both have rear extensions, no 44 to the south has a single storey flat roof extension which will be in line with the proposed extension at no. 42. The extension at no. 40 is not as deep and the proposed extension will be 0.7 metres deeper than the rear wall of this extension. It is not considered that the proposed extension will result in any loss of light or overbearing impact to the occupiers of the attached neighbouring dwellings.

Visual Amenity

The extension is to the rear of the dwelling and is therefore not visible within the street scene. It is in keeping in design and scale with the existing dwelling. The extension will be finished with render and with roof tiles both to match existing.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The extension hereby permitted shall be carried out in accordance with the following plans: -

   Drawing no. 378 (PL)2a – received 28th April 2010

   Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker

Date 21/5/10

PB 24/5