Expiry Date - 07/06/2010

**Development Control – Delegated Officer Report**

**Application Number: ADC/0121/10** **Recommendation – Permit Application**

**Site:** **74 Highdown Southwick Brighton West Sussex**

**Proposal:** **First-floor rear extension**

## The Application

The application relates to a house located at the eastern end of a terrace of four dwellings, sited on the south side of the road within a site which slopes down to the south. The mid-1950's ex-Council house is located within an irregular shaped plot, to the west of a compound of 5 garages located between it and the neighbour to the east No.73 Ridgeway.

Permission is sought for a first floor hipped roof extension that would be 3.8m in width, 3m in depth, and 3.5m in height. The extension would be sited above part of an existing flat-roofed rear extension which forms the kitchen and dining room, and it would provide the dwelling with an additional bedroom.

To the west are the other houses in the terrace (No's 68-72), none of which have been extended at the rear.

## Consultations and Representations

The applicant has amended the scheme to now include an additional window in the south elevation of the extension. The relevant neighbours who might be affected have been notified.

***Third Parties:*** There have been no letters of objection received regarding the amended plans.

## 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.'
PPS 1 'Delivering Sustainable Development' (ODPM 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.

Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' states that the most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene generally.

***Visual amenity***

The proposed extension would be towards the rear of the property, but it is unlikely to be seen to be overly large or out of character given the matching brick walls and hipped tiled roof. The proposed windows are sympathetic in size and design to those in the original dwelling, and therefore the extension would not detract from the appearance of the existing house or the surrounding area.

***Residential amenity***

The attached neighbour to the west No.72 is undeveloped at the rear. The existing extension may have an impact on the outlook from the rear rooms of this dwelling due to its proximity to the boundary and length (3.5m), the proposals at first floor would be well inset by 1.4m – 2.0m, and given the southern outlook it is unlikely that there would be an impact on the outlook from the proposals.

The extension would have a window in the east side elevation, and as amended the south elevation. The nearest house to the east is located 18.5m away at an oblique angle. The views from the new east side window would be across the compound of garages, and due to the sloping nature of the hillside location, are unlikely to be any worse that currently exists from the existing east side bedroom window.

No's 6 & 8 Ridgeway Close are located to the south, 34m away from the application house. Their gardens are well screened by a thick tall conifer hedge, and given the distance it is not considered that there would be a loss of privacy from the amended proposals.

The existing house currently has only a bathroom window in the first floor rear elevation, whilst the additional window in the south of the extension as amended would result in some oblique views of the rear garden of the attached house (No.72) it is not considered that this amount of overlooking from the bedroom would warrant a refusal in this case.

**Recommendation**

Approved for reason that :-

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1. C1Ci
2. C12Eii
3. C18Eiv - west

4. The development hereby permitted shall be carried out in accordance with the following approved plans: 10/577/01 Rev A date stamped received 19 May 2010. **Reason:** *For the avoidance...*etc

Case Officer Carlos Hone Date 28/5/10 PB 3/6/10