expires
03.03.09.

Development Control – Delegated Officer Report

Application Number: ADC/0559/08 **Recommendation - Permit**

Site: **142 Manor Hall Road Southwick Brighton West Sussex**

Proposal: **Single-storey rear extension**

The Application

The application property is the western half of a pair of semi-detached houses, located on the southern side of Manor Hall Road, on the eastern corner of the junction with Old Barn Way.

The 1930's house is of painted render construction with a plain tiled roof. It has previously been extended with a rear conservatory with glazed pitch roof, adjacent to the boundary with the attached property (No.144), and a rear kitchen projection with mono-pitched tiled roof, which appears to be original to the dwelling. The house has a side garden approximately 4.5m in depth with the rear garden being 12m in length with a detached garage adjacent to the side of No.1 Old Barn Way. The boundary to Old Barn Way is made up of a 1.7m high part-brick, part-panelled fence arrangement.

Permission is sought to demolish the existing rear kitchen projection and rear conservatory, and erect a single-storey flat roof extension. The extension would provide additional living room space, and would be 5.7m in width, by 4.0m in depth, by 2.8m in height.

The attached house (No.144) has been extended in a similar fashion with a large flat-roofed extension, which was built under permitted development. To the west on the opposing corner of Old Barn Way and Manor Hall Road is sited the eastern dwelling in a terrace of houses. It has been extended with a rear conservatory, clearly visible from the road, which has a mono-pitched glazed roof, again allowed under permitted development.

Old Barn Way is a crescent shaped road coming off Manor Hall road which rejoins further to the east by way of Farm Way. It is made up of mainly residential properties, but serves as the main link to the Southwick Recreation Ground car park, and is used by many. Within the Recreation Ground site are located, amongst other facilities, Southwick Leisure Centre, Adur Indoor Bowling Club, and Southwick Football Club.

Consultations and Representations

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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 ' Extensions and Alterations to Dwellings' states when specifically relating to rear extensions, that on single-storey rear extensions that are not clearly visible from the road a flat roof is usually acceptable. A false mono-pitch faëade, running along all the elevations of a rear extension, may be acceptable where a full pitch would substantially reduce the light to adjoining properties.

Visual amenity
Visually the flat-roof of the extension would be clearly visible from Old barn Way and to a lesser extent from Manor Hall Road. As a result of the depth and height of the proposed extension, the flat roof would be clearly visible from the street to the West and North-West. The applicant has amended the design of the proposed extension and it now has a false pitch roof running on the three sides of it. The false-pitch would be 0.85m in height. The design is now considered to be acceptable in terms of the way in which it relates to the roof form of the original building.

Residential amenity
The proposed extension would be 4m in length within 1m of the boundary, which is contrary to the above Dev. Control Standard, however as the attached neighbour (No.144) has extended by a similar distance, it is considered that the proposed extension would not result in their being a loss of outlook or daylight, and would not have an overbearing effect on them.

To the south No.1 Old Barn Way would be located 15m from the rear elevation of the extension, given the side of the house has only a single landing window at first floor level, and that the applicant's garage lies between

the two houses it is considered that there would not be an effect on privacy or outlook due to the proposed extension.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci.
2. C12Eii
3. C14Ai – 04.02.09 (AH7 of the ADLP and DEV1 of the WSSP)

Case Officer:
Date: 04.02.09

PB 5/2/09