Expiry 2/2/09

Development Control – Delegated Officer Report

Application Number: ADC/0570/08 **Recommendation – Permit Application**

Site: **76 Overhill Southwick Brighton West Sussex**

Proposal: **Removal of condition 3 of ADC/0207/08 to enable windows in south side elevation to be clear glazed**

The Application

The site is located within the built up area of Southwick, a detached bungalow with dormers either side of the roof slope. There is a garden to the front of the bungalow with a driveway to the side leading to a garage.

Permission was granted in June 2008 (ADC/0207/08) for a rear single storey extension to increase the ground floor area of the property to provide an open plan family living space. The extension was formed of two elements, a rear gable formed the main section with the other side of the extension 'stepped in' with a hipped flat roof.

Permission is sought to remove condition 3 of this permission which states: -

"The windows in the south side elevation of the extension shall at all times be glazed with obscured glass and fixed to be permanently non-openable. Reason: - To prevent overlooking and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan."

Consultations and Representations

Third Parties: **-** one letter has been received from the owner/occupier of no. 74 Overhill stating that there is no problem with the proposal.

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'
PPS1 'Delivering Sustainable Development.'

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 affect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

It is considered acceptable to allow this condition to be removed in this case. The two ground floor windows on the south side of the proposed extension will not cause any direct overlooking to no. 74 Overhill. The windows will face onto the side boundary and will be at a minimum distance of 4 metres.

Recommendation

APPROVE for reason that :- 1PPi

Case Officer..... Date.....8/1/09

PB 8/1/09