Development Management - Delegated Officer Report

Application Number: AWDM/077/12 Recommendation – Approve

Site: **107 The Crescent, Southwick**

Proposal: **Construction of a single storey rear extension**

Date of site visit: 26 January 2012

Neighbours checked: Y

Proposal, Site and Surroundings
The site relates to a semi detached bungalow located on the north side of The Crescent, to the west of its junction with Springate Road. The area is predominantly residential, comprising of a mix of housing types but mainly similar detached and semi detached bungalows in the immediate vicinity.

No. 109 to the east has been extended into the roofspace with a large rear dormer extension. There are no other rear additions to either immediate neighbouring property.

Permission is sought for a single storey extension to the rear elevation. The original rear wall of the house is staggered and the extension would project 3.5 metres in depth on the eastern side of the rear elevation and 1.75 metres on its western side.

The extension would have a flat roof measuring 2.95 metres in height. Matching materials are proposed.

Relevant site history
None relevant

Consultations
None relevant

Representations
None

Relevant Planning Policies
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
Visual amenity
The extension is of an appropriate scale in relation to the recipient building and would not be readily visible in the streetscene. The existing rear projections have a flat roof which is a feature of these bungalows. The use of a flat roof for the proposed extension would therefore not be out of keeping

and would minimise its amenity impact whilst ensuring that the extension appears subservient to the existing building. Matching materials would ensure that the extension blends well with the existing building.

Residential amenity
The proposed extension is in accordance with the Development Control Standard No.3 'Extensions and Alterations to Dwellings' in terms of the maximum depth of 3.5 metres to the extension. The depth and height of the extension would minimise its impact on neighbouring occupiers in terms of loss of light or outlook. Given the proximity to neighbouring properties, a condition is recommended to prevent any side windows being installed without permission to ensure that there would be no significant impact in terms of overlooking.

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

Subject to:

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. No windows or other openings in side walls (west and east) of the extension
4. Permission relates to approved plans:
   Drawing No: ADC468/LP entitled Location Plan
   Date Received: 19 January 2012

   Drawing No: ADC468/BP entitled Block Plan
   Date Received: 19 January 2012

   Drawing No: ADC468/01 entitled Plans and Elevations & Section as Existing
   Date Received: 19 January 2012

   Drawing No: ADC468/02 Rev A entitled Plans and Elevations & Section as Proposed
   Date Received: 19 January 2012

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebekah Smith Date: 21 February 2012

Authorised by: Jo Morin Date: 24 Feb 2012