~~PC~~
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Expiry
4/2/09

Development Control – Delegated Officer Report

Application Number: ADC/0577/08 **Recommendation – Permit Application**

Site: **9 Glebe Close Southwick Brighton West Sussex**

Proposal: **First-floor front extension**

The Application

The site is located within the built up area of Southwick, a two storey, brick and tile, detached dwelling within a cul-de-sac of similar properties.

Permission is sought to add a small first floor extension to the front of the property above the existing flat roof porch, 1.1 metres in depth, 3 metres wide with a maximum height of 6.6 metres with a hipped roof. The extension will provide an enlarged bathroom.

Consultations and Representations

Third Parties: - No third party representations have been received.

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' (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.

Residential Amenity

The extension will have no adverse impact on the residential amenities of the occupiers of the adjacent dwellings. There is a minimum distance of 2.5 metres between the proposed extension and the side boundaries of the site.

Visual Amenity

The proposed front extension will vary the appearance of the building when viewed within the street scene. It is however considered that the scale and design of the extension will be in keeping with the existing building. The hipped roof will match the pitch of the existing adjacent front hip and design of the main roof.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer..... Date..12/1/09..

PB 12/1/09