Expiry Date - 19/04/2012

Development Control – Delegated Officer Report

Application Number: AWDM/0240/12 **Recommendation – APPROVE**

Site: **14 Downland Close Southwick Brighton West Sussex**

Proposal: **Single-storey rear extension**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached two storey dwelling within a cul-de-sac of similar properties within the built up area of Southwick. There is a flat roof garage set back to the side of the house. The loft has been converted with a hip to gable extension and flat roof rear dormer constructed under permitted development.

Permission is sought to extend the house at single storey level to the rear to create an enlarged kitchen diner. The extension is 3.7 metres deep, the full width of the property 5.8 metres and is of flat roof design, 2.9 metres high.

Representations

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

Relevant Planning Policies and Guidance

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

Principle

There is no objection in principle to the proposed extension, subject to the consideration of any impact on the visual amenity of the area and any impact on the occupiers of adjacent dwellings. In line with Policy AH7 of the Local Plan states that extensions and alterations to dwellings 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.

Supplementary Planning Guidance is contained in DC Standard No. 3

'Extensions and Alterations to Dwellings.' This states amongst other things 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 street scene generally.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development' Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be acceptable.

Visual amenity

The extension is to the rear of the building and therefore not visible within the street scene. As existing the rear patio area is directly accessed from the kitchen with no change in levels. There is a retaining wall and the lawn is at a higher level. The extension will therefore be set down from the main garden area therefore reducing its impact. The flat roof design is considered acceptable in this case as it is not visible within the street scene, it limits the bulk of the extension and matches the flat roof dormer. Materials will be conditioned to match existing.

Residential amenity

There is an existing two storey extension at no. 12 the attached house. This is built up to the boundary extending to the same depth as the proposed extension. The extension will therefore be fully screened from the attached neighbour.

To the other side is no. 16 Downland Close. This dwelling is not attached to the application site and has a two storey side extension. Due to the limited scale of the proposed extension and the positioning of these properties the extension will not result in any overlooking, overbearing impact or loss of privacy to the occupiers of this neighbouring property.

Recommendation

APPROVE for the reason:-

The proposed development 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 policies of the Adur District Local Plan (AG1, AH7).

Subject to Conditions:-

1. The development hereby permitted shall be begun before the

expiration of 3 years from the date of this permission.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.
Reason: In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.

3. The development hereby permitted shall be carried out in accordance with the following approved plans: -
Block Plan - received 23rd February 2012
Drawing no. 07/363/01 - received 23rd February 2012
Reason: For avoidance of doubt and in the interests of proper planning

Informatives

1. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

Is recommendation contrary to any representations? N

Case Officer signed: Hann[redacted]er Date: 22nd March 2012

Authorised and signed by: [redacted] Date: 21/3/12