Expiry Date - 29/12/2010

Development Control – Delegated Officer Report

Application Number: ADC/0430/10 **Recommendation – Permit Application**

Site: **41 Prince Charles Close Southwick Brighton West Sussex**

Proposal: **First-floor rear extension to create a bedroom**

The Application

The site is located within the built up area of Southwick, a terraced property within a street of similar dwellings. The properties are staggered with the side wall of no. 39 to the north forming the side boundary wall of the application site. There is a front garden area with communal resident parking to the south.

As existing there is a single storey flat roof extension to the rear of the property, permission is sought for a first floor addition above the existing extension. The extension will be 3.5 metres wide, and 3.5 metres deep, slightly smaller than the ground floor extension. A gable roof is proposed to a maximum height of 6.3 metres. The extension will provide an enlarged bedroom.

Consultations and Representations

Consultations/Comments

None

Third Parties

1 letter of objection received from occupier of 39 Prince Charles Close stating that the proposed works will restrict them from implementing their own plans to enhance their property. They object to any first floor extension being built either attached or in close proximity to their side wall.

Relevant Planning Policies and Guidance

Adur District Council 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)

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Planning Assessment

Policies

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 is at first floor level but is set in from the boundary with the attached neighbour to the south by 2m. Consequently, the impact on light and outlook is reduced, particularly as the extension is to the north. There was a concern at the potential for overlooking for a proposed south facing side window but amended plans have been received replacing this with a high level window which maintains privacy for the neighbours to the south.

To the north, the attached dwelling is set back from the application site by 7m. The extension will sit alongside the blank side wall of its neighbour and will have no adverse impact.

An objection has been received from the occupier of this property expressing concern that the proposal would prevent them from extending their own dwelling. This is not a planning consideration as the proposal must be considered on its merits based on the circumstances that exist at present. Any Party Wall issue is a private matter which does not affect the planning merits of the proposal.

Visual Amenity

The extension is a modest first floor addition which will appear as a subsidiary feature. It is at the rear of the dwelling and will not be prominent in the street scene.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The extension hereby permitted shall be carried out in accordance with the following approved plans: -
   OS Sitemap date stamped received 3 November 2010
   Drawing No. 854 wd 2A (Proposed floor plans, elevations and sections) date stamped received 23 December 2010

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Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer Peter Barnett Date 23 December 2010