Expiry 13.7.07

Development Control – Delegated Officer Report

Application Number: ADC/0299/07 Recommendation - Permit

Site: 23 Springate Road Southwick West Sussex BN42 4LF

Proposal: Single-storey rear extension

The Application

The application property is the northern half of a pair of 1930's bungalows on the east side of Springate Road. The properties front a spur off the main road which serves as access only to No's 19, 21, 23 & 25. The property backs onto dwellings in Hadrian Avenue some 55m away to the east.

The proposal is for a single-storey flat roof rear extension which would be 9.2m in width, by 2.9m in height and 3.1m in depth on the southern side increasing to 4.05m on the northern side.

The property already benefits from having a rear infill extension on the southern side of the original kitchen projection up to the southern boundary. It projects 3.0m from the original rear wall of the building.

The attached property to the south (No.25) also has a rear flat roof extension which projects from the rear wall of the original building by 4.7m, and is 1.75m deeper that the current extension at the application property.

Consultations and Representations

Third Parties
There has been one letter of objection from the owner of the attached property (No.25) who raises concerns towards the party-wall and foundations. They mention the existing depth of the foundations, boundary line and ventilation to the gas fire on outer wall of their extension as points of concern.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7.
Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Plannng Assessment

The main concerns are the effect the proposed extension will have on the residential amenity of the adjacent properties.

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.

Visual amenity
The proposed extension would not have an unduly harmful impact on the visual amenity of the area. It is located at the rear of the property which itself is at the end of a cul-de-sac and unseen from public review.

Residential amenity
The boundary line between the two properties currently runs between the two extensions at the rear of No's 23 & 25. The proposal would continue the south elevation of the existing extension retaining the 0.1m gap to the boundary. It would project 1.35m past the rear of the attached properties extension and would not have an effect on the outlook or amount of light available to it.

A gap of 2.2m exists between the property to the north and the proposed extension. The proposal would project past the rear elevation of No.21 by 5.0m but it is considered that there would be little impact on the amount of daylight available to the south side kitchen or the north side projecting conservatory. Although the proposal will be seen from the conservatory of No.21 it is felt that there would be enough distance (9.0m) to prevent the proposed extension from having a particularly overbearing presence.

Other issues
The attached neighbour has objections which are based on points which relate to Building Control rather than being relevant planning concerns. These points would be considered under the provisions of the Party Wall etc. Act 1996 and any Building Regulations submission made to implement a relevant planning permission. The main concern in terms of Building Control would be the flu which serves a gas fire, currently located on the north elevation of the extension of No.25. The flu itself is inaccessible and it is considered that the proposed extension would not affect the flu and the dispersion of omissions more so that the extension which currently exists.

Recommendation

APPROVE for reason that :- 1pp ii

The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7, AT12) and the adopted West Sussex Structure Plan 2001-16 (DEV1, DEV4-5)

Subject to :-

1. C1Ci. (Standard time limit)
2. C12Ei (Materials to match existing)
3. C18Eii (No additional windows to be formed in the north ~~and~~ or south side walls of the extension without planning permission)

Case Officer: [signature]
Date: 25.06.07

CJ 26.6.07.