expiry 4.12.07

Development Control – Delegated Officer Report

Application Number: ADC/0620/07 Recommendation - Permit

Site: 24 Overhill Southwick West Sussex BN42 4WN

Proposal: Rear single storey extension

The Application

The application property is a detached hipped-roof bungalow on the east side of Overhill sited on sloping ground.

The proposal is for a rear single-storey hipped roof extension which would be 8.0m wide (the width of the property), by 3.0m deep. It would have a hipped ridge roof with the eaves line and ridge following that of the existing roof.

Consultations and Representations

Third Parties

There have been no third party objections.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, and Appendix II ' Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

There are no maximum lengths set out for rear extensions on detached dwellings, however the proposed rear extension would be within the maximum standards as set out in Development Control Standard No.3 for attached properties, being only 3.0m in length, and it is therefore considered acceptable in terms of its dominance in relation to the adjacent properties (No's 22 &26) and the effect that it would have on their outlook.

The extension would reduce the amount of light available to the rear conservatory at No. 26, to the north, however due to the hipped roof design and difference in land levels it is unlikely to be to unacceptable levels worthy of refusal on those grounds.

There would be no loss of privacy to either of the adjacent properties in the street and the bungalow to the rear (No.27 Hillside) would retain its privacy due to it being 30m away, on higher ground and bounded by a 2.0m high fence.

The proposal is considered to be in keeping in scale and design with the existing property.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C18Eiv – .... side walls of the extension...
3. C12Eii

Case Officer:
Date: 1/11/07