Expires 25/7/07.

Development Control – Delegated Officer Report

Application Number: ADC/0307/07 **Recommendation – Permit Application**

Site: **17 St Richards Road Southwick Brighton West Sussex**

Proposal: **Rear single-storey extension**

The Application

The application site is a mid-terrace house located on the east side of St. Richards Road, Southwick. The property features a large rear dormer built under PD and a good sized rear garden backing onto a private access track and the rear gardens of Brambledean Road beyond. Neighbouring properties feature no improvements.
The proposal is to add a flat roofed ground floor extension onto the rear elevation that will house an extended lounge. The extension will be 4.1 metres deep, 3.6 metres in width and 2.6 metres in height. The extension will be built alongside an existing outbuilding/store structure sitting 1.1 metres from the boundary with No.15 to the north and 0.5 metres from the boundary with No.19 to the south.

Consultations and Representations

Third Parties

No.15 St. Richards Road raise concern over the size of the proposal and the resultant loss of light and privacy it will afford their property. They consider the extension to be out of keeping with the area, a possible danger to their foundations and the building works to be disruptive.

No.19 St. Richards Road raise Objection on the grounds that the extension will cover 30% of the rear garden area and cause overlooking, loss of light and privacy issues. They comment that there are no other similar extensions in the street and reason that a second floor could easily be added in the future.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1
Development Control Standard No.3: Extensions and Alterations to Dwellings.

Planning Assessment

The main concerns with this application are the size of the extension and the impacts it will have on neighbouring amenity.

The extension will sit off the rear elevation of a mid-terrace house to a depth of 4.1 metres and close to the boundaries of both adjoining properties to the north and south. It will therefore potentially impact on both the privacy and light of these houses. The Council's Development Control Standard No.3 states that rear extensions on terraced properties that abut or are within one metre of a common side boundary should be no deeper than 3.5 metres in order to limit this impact. Amended plans were subsequently sought and received that reduced the depth of the extension to the requisite 3.5 metres.

It is not considered that this extension will unduly restrict the light or general amenity of the neighbouring houses as the objections suggest. Having seen the site from the rear garden of No.15 it is clear that the low height (2.6 metres) and limited dimensions of the proposal (extending just 1.7 metres further than the existing stores of both properties at a distance of 1.2 metres from the common boundary) will not block any direct sunlight or overdominate the amenity space of No.15. The concerns over possible disruption during construction and damage to foundations are not relevant planning considerations.
The extension will have greater impact on No.19 as it will be built to within 0.5 metres of their common boundary. However it is not considered that the extension's revised depth of 3.5 metres unduly overdominates or restricts light to this southern property. As windows/sliding doors will be located on the rear elevation only there will be no increase in overlooking or privacy concerns whatsoever.

The extension cannot be seen from the street and will be the first to be built on this stretch of terracing. An adequate garden size will

remain. No.19's concerns that a second floor could be easily added are unfounded as a formal application would be required for an addition that would prompt far greater amenity concerns than this application.

Recommendation

APPROVE for reason that :-

1PPi

amended elevations

Subject to:

1. C1Ci: (standard time limit)
2. C14Ai: '*received on 09 July 2007 and ^...Reason:...policy AH7 of the ADLP and DEV1 of the WSSP.' (approval relates to amended plan)

amended block plan received 24 July 2007

3. C18Eiv: '...in the north or south walls...' (no windows to be formed in side walls of extension)

Case Officer:.....

13/7/07

Date: 9/7/07

Head of Planning and Community Division: Peter Davies

Date: 24 July 07

Chairman of Planning and Regulatory Committee: A J Mills

Date: 24/07/07