Expires 17/7/07

Development Control – Delegated Officer Report

Application Number: ADC/0309/07 **Recommendation – Permit Application**

Site: **16 Downland Avenue Southwick West Sussex BN42 4RG**

Proposal: **Single-storey side and rear extension**

The Application

The application site is an unaltered semi-detached house located on the south side of Downland Avenue, Southwick. The property is bounded to the west by the adjoining house which has ground and first floor rear extensions and closely to the east by an unaltered detached house. To the rear a large garden falls away to No.21 Old Shoreham Road beyond.
The proposal is to add a ground floor rear and side extension that will feature a distinctive pitched roof rising to the sills of the first floor windows. It will be 3.5 metres in depth, 7.9 metres in width with the side section set back 0.5 metres from the front building line. Internally it will house a front w.c. with a utility room behind and open plan kitchen/diner/lounge at the rear. Rooflights will be fitted into the pitch with further windows on the rear, side and front elevations.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The main planning considerations with this application concern its impacts on neighbouring properties.

The depth of the rear section of the extension is not excessive as, at 3.5 metres, it only exceeds the adjoining extension by 0.8 metres. The eaves levels will be of identical height. Due to a fall in land however the garden level will be some 1.3 metres below the floor level of the extension, the result of which is that the rear windows will clearly overlook the short 1.8 metre border fencing into the neighbouring garden. On balance though this is not deemed a problematic issue as a similar view from the neighbour's extension windows is afforded into the applicant's garden. Requesting removal or obscurity of the nearside window would be unreasonable in light of this, especially as No.14 have not raised objection.
The plans also show that an area of decking is to be installed to the rear that will be midway in height between the garden level and floor level. This decking will effectively reduce the height of the boundary fence to approximately 1.4 metres and could cause overlooking issues. However a simple raising of the fencing would offset this if necessary.
The main visual from the street will be a narrow 1.4 metre addition with a side pitching roof and small front window. As it is set back from the main building line it meets the requirements of the Council's Development Control Standards. To the side the mid level stairwell window will be raised to accommodate the pitched roof with a further small window installed below servicing the proposed utility room. This window will not cause any overlooking or privacy concerns. A gap of 0.8 metres will be retained to the border fencing.
In all it is not considered that there are any major planning issues with this proposal. The pitched roof is a feature that sits acceptably against the building and is an improvement on the current rear landscape. The nature of the ground level is such that maintaining full privacy is difficult however this proposal poses no additional issues than already exist.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Eii: (materials of walls and roof to match existing)
3. C18Eii: '...in the east side wall...' (no additional windows to be formed in east side wall)

Case Officer:.....

CJ. 26.6.07

Date: 21/6/07.