expiry 20.12.07

Development Control – Delegated Officer Report

Application Number: ADC/0658/07 **Recommendation - Permit**

Site: **50 Mile Oak Road Southwick West Sussex BN42 4QH**

Proposal: **Single-storey rear extension**

The Application

The application property is the western half of a pair of semi-detached properties on the north side of Mile Oak Road, within the built up area of Southwick. The property shares a drive with the house at No.48 to the south, which widens to the rear of the property to accommodate two detached garages.

The proposal is for a rear extension, 3.5m in width, by 2.5m in depth, by 3.3m in height.

The application house is sited on sloping ground which rises up to the north. The property is surrounded by two-storey houses of similar design and age.

Consultations and Representations

Third Parties: There have been no third party objections to the application.

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

Policies

Structure Plan policies seek to protect and, where possible enhance the character and distinctiveness of areas, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, relation specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling. Supplementary Planning Guidance in DC Standard

No. 3 'Extension and Alteration to Dwellings' states that single-storey extensions should allow the retention of a rear garden of 11m depth and of adequate area, and that principal windows should be 22m from principal windows of dwellings to the rear.

Visual amenity

The proposed extension is modest in size and would be of a scale that would not over dominate the existing property. It is stated on the plans that the proposed extension be of face brick work, whereas the existing house is painted render. However a condition requiring the materials to match would ensure the proposed extension would not be out of keeping.

Residential amenity

The extension would retain a garden length of 11.5m, and the rear window would be over 30m from the rear of properties in Ridgeway Close to the north, which is considered acceptable in terms of the above Dev. Control Standard. There would be no windows in the flank walls of the extension which would ensure the privacy of the adjacent properties is retained.

The proposal would not be overbearing or result in unacceptable loss of light or privacy to the adjacent dwellings.

Recommendation

APPROVE for reason that :- 1PPii

1. C1Ci
2. C12Eii – amended
   ...external walls of the extension...
3. C18Eiv
   ...north and south...

Case Officer:
Date: 13·12·07