DD: 31/12

Application No.: ADC/0676/07 Recommendation – Permit Application

Site: 61 The Crescent, Southwick, West Sussex

Proposal: Single Storey Side Extension (to Rear of Garage)

The Application

The application site contains the western half of a semi detached pair of bungalows with brick, cream render and feature timber elevations and a hipped clay tile roof, located on the northern side of The Crescent, within the built up area of Southwick.

Originally built in the 1930's, the dwelling has previously been extended to the rear with a single bay garage having also been attached to its western side. The applicant now proposes to erect a 2.75m wide by 4.25m deep flat roofed single storey side extension to the rear of the existing garage.

Appearing to have been developed all at one time, The Crescent predominantly contains almost identical semi-detached bungalow housing, the majority of which have previously been extended to the side and / or rear.

Consultations and Representations

Third Parties: One representation advising of no objection to the proposal has been received from the owner of No.59, the property (if any) most impacted upon by the proposal.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & Alterations to Dwellings'

Planning Assessment

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.

In the case of side extensions Council's Development Control Standard No.3 states that they should be setback at least 1m from the side boundary. This is particularly important in the case of two-storey extensions since, if adjacent

dwellings were both extended up to the side boundary, it would create a terracing effect which would destroy the existing character of the area. If the area is spacious in layout and the buildings are large, a space greater than 1m may well be necessary to avoid an appearance of overdevelopment and cramped effect. There can also be problems with loss of light to adjoining properties.

Visual Amenity, Character & Appearance

Located to the rear of the existing garage, the structure will have no impact on the visual amenity of the area. The structure is similar to a number of other side extensions that exist in the area and is setback from the side boundary in accordance with Council's development standards hence the proposal is considered to be consistent with the established character of the area. The use of matching building materials will further ensure that the extension matches the character of the existing building.

Residential Amenity

Due to the 1m side setback and use of a flat roof that reaches no higher than 2.6m above ground level, the extension is unlikely to affect access to daylight for adjoining dwellings. For the same reason the structure will not appear overbearing or impede on the privacy of adjacent properties.

Recommendation

APPROVE for the reason:- 1PPi

Subject to:-

1. C1Ci
2. C12Ei

Case Officer: ..... Date: 6/12/07