expires 28/8

Development Control – Delegated Officer Report

Application Number: ADC/0336/08 **Recommendation - Application Permitted**

Site: **14 Glebe Close Southwick Brighton West Sussex**

Proposal: **Two storey side extension**

The Application

The application site is a detached 2 storey house located at the eastern end of a close which backs onto Southwick recreation ground. The house has a flat roofed extension on its north side which wraps around the rear of the building, comprising a garage, bedroom and sun room.

It is proposed to construct an extension above this flat roof on the side of the house only and to extend the width of the garage so that it is brought nearer to the northern boundary of the site. The garage will also be brought forward to be in line with the front of the house in order to accommodate an en suite bathroom for the ground floor bedroom. The first floor extension will also provide en suite rooms for the existing bedrooms.

Consultations and Representations

Third Parties

1 letter received from the occupiers of 12 Glebe Close stating that they have no objection but concerned at possible impact on light to window at the side of their house.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

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.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The extension has been set back from the front elevation of the existing house by 1.8m but has a ridge height level with the original house. A distance of 2.1m will remain at first floor level to the boundary. The ground floor extension is in line with the front of the house but overall the extension is considered to be sufficiently subsidiary to the main house and does not dominate its original character or harm the street scene.

Residential amenity

The extension will have a blank side elevation at first floor and it does not project forward or rear of the existing house. No.12 has full storey height windows on the side elevation facing the site which are obscure glazed plus a smaller clear glazed window further to the rear. The properties are positioned on the apex of a curve in the road and the buildings therefore splay away from each other, thereby further reducing the impact of the extension on no.12.

A distance of 2.1m will remain at first floor to the boundary and it is not considered that the proposal, which is set back from the front building line, will seriously restrict light to the windows on the side of no.12. Consequently, it is not considered that the proposal will have a detrimental impact on residential amenity.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci
2. C12Eii
3. C18Eii north side

Case Officer. P. Barnett ..... Date. 1/8/08

15/8