# Development Control – Delegated Officer Report

**Application Number: AWDM/0429/14 Recommendation – APPROVE**

**Site: 29 Whitelot Way Southwick Brighton West Sussex**

**Proposal: Single-storey side and rear extensions incorporating existing detached garage.**

**Date of site visit:** 29.04.2014

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application property comprises a modern semi-detached house located on the rising ground on the west side of Whitelot Way located in a residential surburb of Southwick. A drive on the south side of the house leads to a detached garage building set back into the rear garden, paired with the neighbouring property, No.7. The latter occupies lower ground and the roof of the paired garage building is staggered to reflect this.

Permission is sought for a single-storey extension wrapping round the side and rear adjoining and incorporating the garage to create an enlarged kitchen/dining room, utility room, shower room, entrance lobby and spare bedroom. The proposed rear extension would be 3.5m deep with a mono-pitched roof 3.7m high where adjoining the rear wall of the existing house and sloping down to approximately 2.6m at eaves. The proposed side element would bet set back 3.2m from the front elevation infilling the drive area and adjoining the front of the garage. It would have a mono-pitched roof sloping down to approximately 2.6m eaves on the common boundary with No.7. The flat roof of the garage would be raised by approximately 0.5m to 3m in height.

**Relevant Planning History:** None

**Consultations:** None.

**Representations:** None received**.**

**Relevant Planning Policies**

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’ National Planning Policy Framework (CLG 2012).

**Planning Assessment**

***Principle***

The proposals which involve up-grading of the existing housing stock can be supported in principle. The relevant considerations are the effects on the visual and residential amenities of the locality.

***Visual amenity***

This part of Whitelot Way is made up of pairs of semi-detached houses separated by driveways with garages typically set back into the rear gardens. The spacing between buildings forms part of this original character and has been little altered by extensions and alterations to these properties. The proposed side element of the extension would partially infill this space but would be set well back from the front elevation and would appear visually subordinate to the main dwelling. The mono-pitch sloping roof of the side element projects forward of the front wall to create a 'covered area' but would not appear as an unduly prominent or incongruous feature. The raised flat roof of the existing garage building would be visible in public views along the drive between the buildings creating a rather awkward juxtaposition with the pitched roof of the side and rear element of the extensions, but would not be a prominent feature and it is considered the resulting appearance would not be so poor as to warrant refusal.

***Residential amenity***

The most affected properties are the attached property to the north, No.31 and the adjoining property to the south No.27.

The proposed rear extension would have some impact on the outlook and sunlight/daylight to the rear of No.31 which has not been enlarged at the rear. However, the depth of this element complies with the Council's DC Standard and it is considered the impact on the amenities of No.31 would not be unacceptable.

No.27 adjoins to the south occupying lower ground further down the hill. Openings in the north flank wall of this property comprise a part-glazed kitchen door at ground-floor and 2 no. narrow windows at first-floor which appear to serve non-habitable accommodation. The property has not been extended at the rear. Having regard to the difference in ground the levels, the proposed side extension (and to a lesser extent the raised garage roof) will have an enclosing effect on the outlook from the side and rear windows of No.27 but would not be unduly oppressive or overbearing. Given the orientation of the proposed extensions to the north of this property there would be no adverse overshadowing effect or unacceptable loss of daylight for the residents of No.27.

**Recommendation**

**APPROVE** subject to the following conditions:-

1. Standard 3 year time limit

2. Approved plans
3. No windows or other openings in side walls
4. Materials to match

Informative

1. The applicant is reminded that no part of the proposed extension, including the guttering, should encroach or overhang the common boundary.

2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**Is recommendation contrary to letter(s) of representation? N**

Case Officer: Jo Morin Date: 19 June 2013

Authorised by: Gary Peck Date: 19 June 2013