expires 07.12.09

Development Control – Delegated Officer Report

Application Number: ADC/0387/09 **Recommendation - Permit**

Site: **12 Milton Drive Southwick Brighton West Sussex**

Proposal: **Rear single-storey pitch-roofed extension (and loft conversion with rooflights as 'permitted development')**

The Application

The application relates to the northern half of a pair of hip roofed semi-detached bungalows located on the western side of Milton Drive, within the built-up area of Southwick. The dwelling has a small extension projecting from the existing kitchen bay window, on the north side of the rear elevation.

The proposal is to demolish the existing rear extension which is severely in need of repair, and to erect a rear single-storey extension with ridged roof and west side gable that would be used as a dining room. The extension would be 3.95m wide, by 5m deep, by 4.1m in height to the ridge of the roof, with the eaves level being 2.5m high. The extension would be sited 3.9m from the boundary with the attached bungalow.

The attached bungalow has been extended with a rear conservatory adjacent to the common boundary. The conservatory has a north side high flank wall of brick with 0.3m high level windows above.

Located directly to the north is No.14 a detached hip roofed bungalow separated from the site by a 1m wide access path (south). It has been extended with a 1.5m deep lean-to glazed extension across its whole width. The sites are separated by a 1.5m wall with a number of large shrubs growing in the garden of the application property.

Consultations and Representations

Third Parties: The owner of the attached bungalow (No.10) has no objection to the application.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
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.

Visual amenity
The proposed extension would follow the roof form of the original building and, is proposed to be constructed of brick, with uPVC windows and doors to match the existing bungalow. The proposals are sympathetic in design to that of the original dwelling and would not appear out of character for the area in terms of scale or in its siting.

Residential amenity
The existing rear extension projects from the rear of the building by 1.8m whereas the proposals would be 5m in depth, a net increase of 3.2m.

To the north the detached No.14 is located 3.1m away from where the extension would be sited, behind a brick wall 1.5m high. It is considered that as the extension would be directly to the south where the sun would be at its highest, and as it would only be single storey with a roof that slopes away, that there would be little impact on the level of natural daylight to the rear windows of No.14, or to the existing rear lean-to.

The proposals would be inset from the northern boundary by 2m and the applicants agent has shown that the proposals would not be in view using the 45 degree 'rule'. Following this angled line to the boundary represents an equivalent extension that would be 3.5m in depth the same as the maximum allowed under the Council's Development Control Standard No.3 for terraced houses. Whilst the extension would be relatively long the net increase is not considered to be such a projection that would lead to a loss of outlook to the rear of No.14.

The proposals show a pair of south facing patio doors which would look directly at the boundary with No.10. The flank wall of the conservatory of No.10 is made up mainly of a brick wall (with high level windows above), with the rear garden not being particularly private as the boundary is only made up of a 1m high wall with 0.8m of trellis above. Currently the rear extension has a south side bay window to the kitchen with angled views towards the boundary and neighbours garden. It is considered that the proposed windows would offer a more imposing view towards the neighbouring site, but it would still be obscured by the flank wall of the conservatory and the boundary wall and trellis, consequently the level of overlooking would not be so different that it would warrant an obscure glazing condition.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12Eii
3. C18Eii – north or south

Case Offic
Date: 18/11