PP: 22/1

Application No.: ADC/0702/07 Recommendation – Permit Application

Site: 42 Southwick Street, Southwick, West Sussex

Proposal: Single Storey Rear Extension

The Application

The application site contains the northern half of a semi-detached pair of double storey dwellings with brick and painted render walls, and a clay tile hip ended roof, located on the eastern side of Southwick Street within the built up area of Southwick.

The original structure was erected in the 1930's as the middle of three semi-detached pairs, with the external appearance of this half remaining relatively unaltered since that time.

The applicant now proposes to erect a rear extension measuring 4m in depth and 6m in width, with a 2.7m high flat roof and a peak height of 3.3m at the top of a double glazed timber framed roof lantern located above the middle of the dining room extension.

The subject dwelling is typical of development on the eastern side of Southwick Street, which contains double storey semi-detached houses of similar appearance, the majority of which have been extended to the rear in a similar manner to that proposed by this application. On the western side of Southwick Street are a number of large detached houses, well setback from the road, which form the eastern edge of the Southwick Conservation Area. To the rear of the plot are the Manor Hall Middle School playing fields.

Consultations and Representations

Third Parties: No representations have been received on 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.

The Council's Development Control Standard No.3 states that where rear extensions are located within 1m of a common side boundary of an attached dwelling, they should not normally be any deeper then 3.5m.

Visual Amenity, Character & Appearance

Located to the rear of the dwelling the structure has no impact on the existing character or street scene of the area. In terms of impact on the character of the existing building, the design of the structure is of a high standard, utilises matching building materials and will enhance the appearance of the building as viewed from the adjacent playing fields.

Residential Amenity – Daylighting

Despite the rear extension being slightly longer than the 3.5m depth recommended in Council's development standards, as well as protruding slightly beyond the 3.5m depth of the southern half of the semi's existing rear extension, any impact on access to daylight as a result of the proposed extension is expected to be minimal and within accepted levels. The depth also sits within the general rear building line established by other rear extensions in the area (in particular No.'s 34 & 44 Southwick Street, to the north and south along the immediate section of the street).

Amenity Space

Despite the addition, the property maintains an amount of amenity space well in excess of the levels outlined in Council's development standards.

Recommendation

APPROVE for the reason:- 1PPi

Subject to:-

1. C1Ci
2. C12Ei

Case Officer: D. Reynolds Date: 18/12/07