expiry
28.1.08

Development Control – Delegated Officer Report

Application Number: ADC/0727/07 **Recommendation - Application Permitted**

Site: **269 Old Shoreham Road Southwick Brighton West Sussex**

Proposal: **Single-storey infill side extension**

The Application

The application site is located on the northern side of Old Shoreham Road within the built-up area. The property, the eastern half of a pair of semi-detached houses, has previously been extended with a single-storey rear and side extension (ADC/109/07), the side portion of which was located behind the existing attached garage. It was noted that the previous planning application was not being built in line with the approved plans and the space between the side extension and rear of the garage had been infilled, requiring planning permission.

An application for a two-storey side extension and conversion of the building into a ground floor flat and a first and second floor maisonette (ADC/488/07) was refused and subsequently dismissed at appeal.

The proposal is for a single-storey side extension, which would infill the gap between the rear of the existing garage and the south side of the side extension.
It would be 2.2m in width, 2.8m in depth and 2.8m in height. The proposal would follow the existing building line of the side extension in terms of height and depth.

The proposed addition would serve as an additional room accessed from the rear of the garage with access into the utility room.

Consultations and Representations

Third Parties: There have been no objections to the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, and Appendix II ' Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

Policies

Structure Plan policies seek to protect and, where possible enhance the character and distinctiveness of areas, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, in relation specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling.

Visual amenity

The proposed extension had been finished externally at the time of the site visit, and was consistent in terms of the building line with that of the originally approved rear / side extension. The materials matched and the window is considered to be sympathetic to others in the side elevation of the building. The extension is not considered to be out of keeping for the surrounding area and is visually acceptable.

Residential amenity

The side window in the infill extension is clear glazed and located 3.3m from the side of the adjacent house (No.267). Whilst the window itself is clear glazed, the site is bounded by a high 2.0m close boarded fence. Additionally the adjacent property has only limited fenestration opposite the window, with two ground floor windows both being obscurely glazed and an access door which is permanently blocked up.

On the original planning permission for the rear extension (ADC/109/07) it was conditioned that the utility room should have an obscurely glazed west facing window, due to the windows being opposite neighbouring windows. As stated above these windows are obscurely glazed and not visible behind the high boundary fence, and therefore it is considered that on, balance, an obscure glazing condition is unwarranted.

Recommendation

APPROVE for reason that :-

1PPi – amended
The proposed development does not detract from the local environment and has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the policies of the ADLP (Ag1, AH7) and the WSSP (LOC1, DEV1).

Case Officer: [signature] 10/1/08
Date:

PB 11/1/08