Expiry 16.11.07

Development Control – Delegated Officer Report

Application Number: ADC/0590/07 Recommendation - Permit

Site: 2 Overhill Southwick West Sussex BN42 4WN

Proposal: Single-storey side/rear extension

The Application

The application property is a detached hipped roof bungalow on the east side of Overhill. It is located within the built up area of Southwick in a residential street. It is the most southern property on the east side of the street and has a parade of shops to the south which have residential flats above. To the east are similar bungalows in Hillside as are on the opposite side of Overhill.

The property is located in a site that widens to the rear and as a result the south elevation of the property has a triangular piece of garden adjacent to it. The site slopes from south to north and from west to east. To the south of the site is an access road used to serve the garages at the rear of premises and flats in Old Shoreham Road. The south side of the garden is currently screened with a number of evergreen trees.

The proposal is for a part side (south) part rear extension with dummy pitched roof. The extension would be stepped in design to fit into the triangular side garden. It would be 3.6m in width at the rear and 2.3m at the front, by 7.8m in length, by 2.8m in height to the eaves level with a 1.0m high dummy pitch roof (as amended).

Consultations and Representations

Third Parties: There have been no third party representations on this 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 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.

Visual amenity
The proposed extension is of a scale that would not over dominate the existing dwelling. The extension would be well set back from the front elevation of the building and although some of the screening trees would be removed, the design as amended is considered to be sympathetic to that of the original bungalow and therefore acceptable.

Residential amenity
The proposed extension would provide additional accommodation in the form of an extension to a bedroom and extension to the lounge. The lounge would have folding patio doors in the rear elevation and a window in the south. To the south the rear of the buildings and shops in Old Shoreham Road are screened by the detached garages and road in-between the application site and the shops. Dwellings to the east are located over the minimum distance required by Dev. Control Standard No.3 and would not suffer from loss of privacy from the proposals as would the properties to the south.

Recommendation

APPROVE for reason that :-

1PPii

1. C1Ci
2. C14Ai – 01.11.07...AH7 of the ADLP and DEV1 of the WSSP
3. C12Eii

Case Officer:
Date: 02.11.07