Expiry Date

Development Control – Delegated Officer Report

Application Number: AWDM/0942/11 **Recommendation – APPROVE**

Site: **1 Queens Road Southwick Brighton West Sussex**

Proposal: **Single-storey side extension**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises on half of a pair of semi-detached chalet-style houses occupying an open corner plot on the north side of the splayed junction of Queens Road with Kings Road.

The application site slopes down to the south. The side and front garden is enclosed by a low brick wall. The rear garden is enclosed by a taller brick wall. There is a detached garage building in the rear garden with access from Kings Road.

The immediate surrounding area is characterized by a mix of dwelling types including 2-storey houses, chalet-style houses similar to the application property and bungalows.

Permission is sought for a single-storey side extension 3m wide and 3.5m deep, set back approximately 3.8m from the main front elevation. It would have a pitched and ridged roof approximately 3.9m high. The existing house has brickwork with soldier courses and tiled cills to the windows. The proposed extension would have matching detailing, with a plain tiled roof to match the main dwelling.

Relevant Planning History None

Consultations

Adur & Worthing Councils: The ***Environmental Health*** Officer recommends a condition relating to potentially contaminated land.

Representations None

Relevant Planning Policies and Guidance
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7
Appendix 11 ‘Supplementary Planning Guidance’ No.3 ‘Extensions and Alterations to Dwellings’;
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (2012)

Planning Assessment

Principle

There is no objection in principle to the proposed extension comprising an up-grading the existing housing stock.

Visual amenity

The proposed extension has been designed to appear subservient in scale to the existing house, with lower eaves and set well back from the front elevation. The gabled roof form would be sympathetic to the style of the existing house but omitting the built-up eaves detail. The simple form of the extension reinforces its subservient visual relationship to the host dwelling. The matching window detailing would help integrate its appearance.

The proposed extension would not extend closer to Kings Road than the front of the existing garage building. Having regard to its set back position and subservient scale the proposed extension would not appear as an unduly dominant feature and would retain the open character of the corner.

The garden wall enclosing the private rear garden would be re-positioned, linking between the rear north-west corner of the extension and the front of the existing garage.

Residential amenity – effect on existing dwellings

The proposed extension would be well separated from the nearest dwellings opposite in Kings Road, and to the north in Holmbush Way. No windows are proposed in the side elevation. As such, there would be no adverse impact on the amenities of neighbouring residential occupiers in terms of overbearing effect, overshadowing or overlooking resulting in a loss of privacy.

Contaminated land

The site is not contaminated so an informative would be sufficient to raise the applicant's awareness of this issue.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detraction to the local built environment and would not result in any detriment to the amenities of neighbouring properties. Consequently, it does not conflict with the saved policies of the Adur District Local Plan (AG1, AH7), or the policies of the South East Plan (CC1, CC6, BE1).

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. External materials to match existing

Informative

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented

Is recommendation contrary to any representations? N

Case Officer: Jo Morin Date: 24-04-2012

Authorised by: Peter Barnett Date: 24-04-2012