Expiry Date - 19/11/2010

Development Control – Delegated Officer Report

Application Number: ADC/0343/10 **Recommendation – Permit Application**

Site: **116 Downland Avenue Southwick Brighton West Sussex**

Proposal: **Single-storey rear extension (existing conservatory removed)**

The Application

The application property is a semi detached bungalow located on the south side of Downland Avenue. There is an existing flat roofed rear extension and conservatory at the rear of the building which it is proposed to replace with a larger extension.

The application has been amended since its original submission and now proposes a 4.5m deep extension adjacent to the boundary with the attached bungalow, with the end 1m of the extension angled away from the boundary. The rest of the extension across the rear will be 3.5m deep with a mono-pitched roof. An area of decking is also proposed across the rear of the extension.

Consultations and Representations

Consultations/Comments

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
PPS1 ‘Delivering Sustainable Development (ODPM 2005)

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Planning Assessment

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It 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 proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The extension, at 4.5m deep, is 1m deeper than the 3.5m maximum depth required by the Council's standard. However, it will be no deeper then the existing conservatory and will have a chamfered end as has the existing conservatory. The original plans showed a 4.8m deep extension with no chamfer. The remainder of the extension will project to 3.5m and accords with the Council's guidance. The impact on the character or appearance of the dwelling or its surroundings is therefore considered to be acceptable.

Residential amenity

The extension, at 4.5m deep, is 1m deeper than the 3.5m maximum depth required by the Council's standard. However, it will be no deeper then the existing conservatory and will have a chamfered end for the last 1m of the extension, to reduce the impact on the adjoining occupiers (No. 118). That dwelling does not have any rear extensions so there will be some impact arising from the proposal. However, it is considered that, on balance, the design of the extension will help to reduce any impact and it should not result in an unacceptable loss of amenity.

The proposed decking is raised approximately 1m above ground level due to the sloping ground. There is a 2m high closeboard fence along the boundary

with vegetation behind within the adjacent garden which should provide an adequate screen to prevent overlooking.

To the west, No.114 is separated from the site by a shared driveway and is not adversely affected by the proposal.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. This permission relates to the following approved plan date stamped received 1 November 2010:
   Drawing No 01.2010 B (Proposed Floor Plan and Elevations)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 16 November 2010