Expiry Date - 23/01/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/1001/11

Recommendation – Approve Application

Site: **16 Oldfield Crescent Southwick Brighton West Sussex**

Proposal: **Single storey rear extension with 2 no. raised rooflights**

The Application

The application property is a detached dwelling on the north side of Oldfield Crescent. It has a flat-roofed first floor extension at the rear on the west side of the building. The application is proposing to construct a 4m deep single storey flat-roofed extension across the full width of the rear of the dwelling. The extension will measure 3m high and will contain two raised rooflights bringing the overall height to 3.5m

Consultations and Representations

Consultations/Comments

None

Third Parties

1 letter of objection received from the occupiers of 18 Oldfield Crescent:

- Side wall of extension will be close to their property and will result in loss of light to rear rooms and patio
- Combined with existing extension to dwelling on other side will result in increased enclosure
- Height of rooflights could cause loss of light

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): 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)

Planning Assessment

Policies

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.

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 is 4m deep which accords with the size permissible under the GPDO and there is some doubt as to whether a planning application is required for this proposal. In any event, it is of a reasonable design which does not harm the character or appearance of the dwelling.

Residential amenity

The proposed rooflights are set in from the edge of the extension by at least 1.6m and the extension itself will be 2m from the boundary with No.18 to the west. A 45 degree line drawn from the middle of the nearest ground floor window at No.18 demonstrates that no part of the extension will cause an adverse effect in terms of light or outlook.

To the east, the extension will be just 0.9m from the boundary. No.14 has an L-shaped rear extension which is to a similar depth as that currently proposed. There is a side facing window which will lose some outlook but it is already largely affected by the existing bulk of the dwelling at No.16. It is not considered therefore that the proposal will adversely affect the residential amenities of either neighbouring dwelling.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci

Expiry Date - 23/01/2012

2. C12Eii
3. C18Eiv
4. This permission relates to the following approved plans received 28 November 2011:
   Location Plan
   Drawing No. 211/423/4 (Site Plan, Proposed Roof Plan)
   Drawing No. 211/423/5 (Proposed Elevations)
   Drawing No. 211/423/6 (Proposed Floor Plan)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 19 January 2012

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