Expires 7/10.

Development Control – Delegated Officer Report

Application Number: ADC/0407/08 **Recommendation – Permit Application**

Site: **31 St Richards Road Southwick Brighton West Sussex**

Proposal: **Groundfloor rear extension**

The Application

The application site is a detached house located on the east side of St Richards Road, Southwick. The property has detached garage to the rear (north side) and an original store building projecting from the rear elevation flush with the north side flank wall. A large dormer has recently been added into the rear roof plane under permitted development. The surrounding houses are all similarly sized and set in terraces and semi-detached pairs. Most have added dormers and/or extensions off their rear elevations. Permission is sought to remove the rear store projection and add a single storey 3.5 metre deep extension in its place. The proposed extension will be flat roofed across the width of the building (6.4m) with windows in the side flank walls and French doors facing to the rear. It will house an enlarged kitchen/diner.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
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'

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 extension will sit off the rear elevation such that it will not be visible from the street. It will be completed in render to match the host dwelling. At 3.5 metres in depth it will be similar to other extensions in the immediate area.

Residential Amenity
The rear facing windows will not afford any overlooking potential. Windows are though proposed in the north and south flank walls that could result in a loss of privacy to the immediate neighbours. A condition is attached requesting them to be obscurely glazed.
In addition to the proposed extension the drawings indicate that a rear facing first floor window will be converted to French doors with a Juliet style balustrade. As this may afford potential for direct access onto the roof of the extension, a condition is attached restricting use of the extension's roof as a balcony.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C18Ci 'The windows in the north and south side elevations....'
4. C18F

Case Officer:.....

Date:30/9/08

PB 1/10/08