expires 26/3

Development Control – Delegated Officer Report

Application Number: ADC/0024/10 **Recommendation – Permit Application**

Site: **35 Whitelot Way Southwick Brighton West Sussex**

Proposal: **2-storey side extension with single-storey extension attached to rear**

The Application

The application property is a semi detached dwelling located on the west side of Whitelot Way. It has an attached flat roofed garage on its north side and a rear conservatory. Whitelot Way is on a steep hill and the adjoining dwelling to the north is at a higher level and is perpendicular to the site, fronting Hill Farm Way, some 13m away. The flat roofed garage of that dwelling sits at a higher level immediately on the boundary with the site.

It is proposed to demolish the existing garage and to construct a two storey extension at the side with a single storey flat roofed extension at the rear measuring 3.8m deep.

Consultations and Representations

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)

Planning Assessment

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. The proportion of the garden area taken up by a proposal should not be excessive.

Advice in DC Standard No. 3 states that on semi-detached or terraced dwellings single storey extensions which abut, or are within 1m of a common side boundary with an attached dwelling, should normally be no deeper then 3.5m. Side extensions should be back slightly from the front wall of the dwelling and down from the ridge so that they are more subordinate to the main dwelling.

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.

Residential amenity

The site lies perpendicular to its neighbour to the north resulting in a generous separation between dwellings. The extension is some 13m from the rear of 76 Hill Farm Way to the north and is at a lower level. The two storey extension will bring the gable end closer to the boundary with No.76 but, in view of the distance involved, it is not considered that the proposal will result in any loss of light or outlook for its neighbours.

The rear extension will be at the northern end of the dwelling, over 6m from the boundary with No.33 Whitelot Way. The depth of the extension, at 3.8m, will therefore not cause any loss of amenity for those occupiers.

Visual amenity and character

The extension has been set back 0.5m behind the front wall of the dwelling, and down slightly from the ridge, so as to appear subordinate to the existing dwelling in accordance with the Council's guidance. It will have an acceptable appearance in the street scene.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C18Civ North
4. The development hereby permitted shall be carried out in accordance with the following approved plans:
   Location Plan date stamped received 29 January 2010
   Block Plan date stamped received 29 January 2010
   Drawing No. 02 Rev. A (Plans & Elevations As Proposed) date stamped received 19 February 2010
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Office[redacted]

Date 3/3/10