Expires 14/5/07.

Development Control – Delegated Officer Report

Application Number: ADC/0152/07 Recommendation - Approve

Site: 6 Manor Hall Road Southwick West Sussex BN42 4NB

Proposal: Single-storey hip-roofed rear extension

The Application

The application site consists of a semi-detached dwelling, with a protruding front hipped roof section. Access to the property is from the south side of Manor Hall Road and parking is provided over a hard standing surface at the front of the property.

The application proposes to construct a double pitched hipped roof single storey rear extension. The extension will protrude approximately 4m from the rear elevation, be 4.3m in height as measured to the pitch of the roof and extend across the entire rear elevation.

The rear extension will provide a master bedroom, en-suite and lounge extension.

Consultations and Representations

Third Parties
No third party letters have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The relevant planning considerations of this application are the impact of the extension on the character of the dwelling and locality and the impact on adjoining residential amenity.

The proposed rear extension is to contain a double pitched roof and be constructed in materials to match the existing dwelling. The design of the proposed extension does not appear to be inconsistent with the proportions and character of the existing semi-detached dwelling.

The attached property to the east contains an existing extension which is approximately 3.5m in depth. There is a gap of 4m between the proposed extension and the existing extension on the attached dwelling and considering the distance between the extensions, the proposal should have little impact on

the access to light of the attached dwelling. The extension is to contain a window on the eastern side elevation which will face a bricked side elevation of the attached property. There will be no significant overlooking impact on the attached property.

The adjacent dwelling to the west has no rear extensions and is located approximately 2m from the proposed extension. Although the proposed extension is to protrude 4m, the light infringement to the principal windows on the rear elevation of the adjacent dwelling is considered to be acceptable, noting that the windows can still achieve a 45° degree angle of uninterrupted light. There are no windows proposed on the western side of the extension and as such there should be no undue impacts on the adjacent neighbour's privacy.

The proposed rear extension will retain an acceptable garden area in accordance with Council's Development Control Standard No. 3 'Extensions and Alterations to Dwellings'.

The proposed rear extension should be approved.

Recommendation

APPROVE for reason that:- 1PPi

Conditions

1. C1Ci
2. C12Eii
3. C18Eii '...formed in the western or eastern side walls of the extension...'

Case Officer:.....

Date:..24/4/07.....

25/4