expires
15-05-08

Development Control – Delegated Officer Report

Application Number: ADC/0155/08 **Recommendation - Permit**

Site: **6 Downland Avenue Southwick Brighton West Sussex**

Proposal: **Ground floor rear extension** (retrospective)

The Application

The application property is a semi-detached house on the south side of Downland Avenue, sited within the built up area of Shoreham on a sloping site.

The property has previously been extended with a rear extension adjacent to the boundary which extends partway along the rear elevation and a hip to gable roof extension with a dormer on the rear roof slope. The property also has a detached garage at the bottom of the west side driveway.

The proposal is to continue the existing single-storey extension at the rear by extending it to the west across the whole of the back of the property. The proposal has already been built and is 2.2m in width, by 1.9m in depth, by 3.3m in height.

Residential properties surrounding the application site with those to the south being on lower ground.

Consultations and Representations

Third Parties: There has been one letter of representation from the occupier of No.4 who feels the application should have been submitted prior to completion of the extension.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, and Appendix II ' 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

Visually the extension replicates the original rear extension in it built form and the materials used, it maintains a consistent roof height and rear elevation. It is therefore considered to be sympathetic. The size of the proposal is modest and when added to the original extension does not appear overbearing or cramped.

Residential amenity

The extension is separated internally from the existing rear extension by a partition wall. It appears to be used as a utility room and for access to the rear garden more than a habitable room. The interior floor levels are raised at the back of the house due to the sloping site, however the glazed rear door does not lead to an intensification of overlooking of neighbouring gardens which would warrant a refusal.

Recommendation

APPROVE for reason that :- 1PPi

PB 23/4/08

CASE OFFICER:

DATE : 23.04.08