expires 17/10

Development Control – Delegated Officer Report

Application Number: ADC/0424/08 **Recommendation - Application Permitted**

Site: **68 The Crescent Southwick Brighton West Sussex**

Proposal: **Single-storey side extension and alterations**

The Application

The application property is a semi detached house located on the south side of The Crescent. It presently has an attached garage at the side fronting the highway and another garage at the side toward the rear of the house with an open courtyard in between.

It is proposed to convert part of the front garage into a utility room and to demolish the rear garage, replacing it with an extension which will link with the front garage.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations 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'
PPS1 'Delivering Sustainable Development (ODPM 2005)

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.

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 will infill an area which cannot be seen from a public viewpoint. It will not have any adverse impact on the character or appearance of the existing house.

Residential amenity

The extension will be immediately on the boundary with 70 The Crescent where there is a boundary wall and trellis to a height of 2.5m. The proposal will extend to a height of 3.3m with a parapet wall (approximately 0.8m higher than the existing garage) but will not result in any loss of light or outlook for the occupants of no.70. It will have the same depth as the existing building and is not considered to adversely affect the residential amenity of the occupants of no.70.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci
2. C12Eii

Case Officer. [signature] Date. 24/9/08