Development Management - Delegated Officer Report

Application Number: AWDM/0751/14 **Recommendation – Approve**

Site: **221 Manor Hall Road, Southwick**
Brighton, West Sussex, BN42 4NR

Proposal: **Two storey side extension**

Date of site visit: 11 July 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terrace house on the north side of Manor Hall Road, adjacent to a public footpath which forms the boundary with Brighton and Hove City Council. There is a detached garage to the east side of the house. The eastern boundary is angled and narrows the width of the plot towards the rear. Further east, beyond the footpath, there is a drop in ground level with an access to a garage block providing a visual gap for a distance of 14m to the side of the neighbouring dwelling.

Relevant site history

SW/77/03 – Part Two-Storey/Part Single-Storey Side Extension & Rooms In Roof (With Rear Dormer) - refused

SW/1/04 - Two-Storey Side Extension & Rooms In Roof (With Half Hipped Side Gable & Rear Dormer) - approved

Consultations

Brighton & Hove City Council – No comments received

Representations

None received

Relevant Planning Policies

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’
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)
Planning Practice Guidance (CLG 2014)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extension has been designed to be subsidiary to the main house, with a lower ridge and eaves height. Due to the angled boundary, the rear of the extension will be closer to the footpath and will introduce some sense of enclosure at that point. However, the extension is stepped in at the rear to reduce its bulk. The roof of the extension will have a full hip rather a part hip like the existing house and this, together with the position of the window on the front elevation, will have a slightly disjointed appearance but, on balance, the extension is not considered to cause harm to the street scene.

Residential amenity

The extension is some distance from neighbouring properties and will not cause a loss of light or outlook. No windows are proposed in the rear and side windows are high level and can be obscure glazed to prevent any overlooking to the house to the east.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Obscure glaze 1st floor side windows
4. Approved plans

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 11 August 2014

Authorised by: Gary Peck Date: 14 August 2014