Expires 27/10

Development Control – Delegated Officer Report

Application Number: ADC/0431/08 **Recommendation - Application Permitted**

Site: **63 Highdown Southwick Brighton West Sussex**

Proposal: **Single-storey rear extension**

The Application

The application relates to a semi detached two storey building which contains ground and first floor flats, located on the north side of Highdown. There is a flat roofed single storey outbuilding in the rear garden which is linked to the main building by a covered way and which is used as a bin/bike store. It is proposed to demolish this building and to construct a single storey mono-pitched roof extension across the rear elevation of the building measuring 3.5m deep and 3.5m high. The extension will provide two bedrooms for the ground floor flat and will incorporate separate replacement bike/bin storage areas for both flats.

The rear garden is split between the two flats and the new bedroom windows will open onto the garden of the ground floor flat. The gardens rise to the rear (north).

Consultations and Representations

Consultations/Comments

None

Third Parties

None 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.

The DC Standard on residential extensions states that single storey extensions on semi detached properties which abut the boundary should normally be no deeper than 3.5m. The imminent changes to the GPDO state that the maximum depth of such an extension should be 3m before requiring permission.

Visual amenity

The rear extension will be hidden from the street. It is of a reasonable design which will not detract from the character of the property and is an improvement in visual terms on the existing flat roofed outbuilding.

Residential amenity

The rear extension is to be constructed on the boundary with no.65. The boundary is open between the properties with only a low chainlink fence separating the other half of the semi-detached pair. At 3.5m projection, the extension complies with the Council's DC Standard and it is not considered therefore that the proposed extension will unduly restrict light or outlook to the neighbouring property.

The ground floor rear window of no.65 will be left in a recess between the proposed extension and the outbuilding on their side of the boundary. However, the depth of the extension is such that it is not considered that the outlook from the north facing window at no.65 will be unduly harmed.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci
2. C12Ei
3. C18Eiv east side

Case Officer..P. Barnett..... Date..9/10/08.....