Expires 22.4.09

Development Control – Delegated Officer Report

Application Number: ADC/0069/09 Recommendation - Permit

Site: 3 Farm Way Southwick Brighton West Sussex

Proposal: Two storey (and part single storey) rear extension

The Application

The application property is the southern half of a pair of 1930's semidetached houses, located on the eastern side of the road, 15m to the south of the junction with Manor Hall Road.

The application is to demolish an existing glazed conservatory, and erect a part two-storey, part single-storey rear extension which would provide and additional bedroom at first floor level and proposed kitchen/diner at ground floor. The proposed extension (as amended) would be 5.8m in width (across the whole rear of the house), and would be comprised of a single-storey element adjacent to the boundary with the attached house (No.1) which would be 2.45m wide, by 3.5m in depth, by 2.9m in height. The two-storey section would be to the south and would be 4.8m in depth at ground floor level, reducing to 4m at first floor level, it would be 3.5m wide, by 7m in height to the ridge of the ridged tiled roof.

To the south of the property is another pair of semi-detached houses (No's 5 & 7), both of which are, due to the angle of the street) well set back from the building line of the application house. So much so that the majority of the north elevation of No.5 is visible from the garden of No.3. The attached house (No.1) is of similar design to the application house and has a rear lean-to extension and small rear porch, and is separated from the site by a 1.8m high fence.

Consultations and Representations

Third Parties: There have been no objections to the proposal.

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 II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 '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.

Visual amenity

The proposed application has been amended in form to reduce the scale and visual effect of the mass of the two-storey section of the extension on the host dwelling. In terms of the effect on the streetscene, due to the relative open aspect from Manor Hall Road over the boundaries of No.1 and No.3, the extension would be clearly visible from the street. However, due to the stepped building line within Ferry Road the extension would be seen in front of the north elevation of the house to the south (No.5) and as a result would not appear unduly intrusive or out of keeping within the appearance of the streetscene.

The reduction in width of the two-storey element has allowed for some separation between the flank wall of the extension and the first floor window / ground floor patio doors, and as a result relives the cramped effect that would have been felt as originally submitted. The reduction in depth will prevent the extension from appearing overly dominant, but nevertheless it will still be a large extension in comparison to the size of the dwelling.

The design of the extension is comparatively inoffensive, with the most visible two-storey section having a sloping tiled roof between the separate stories, and a hipped tiled roof which would be sympathetic to the original dwelling.

Residential amenity

The proposed extension would be directly in front of three small windows in the north side elevation of No.5 to the south, two of which are obscurely glazed and one serves the landing stairs. Given that the windows currently receive no direct sunlight and do not provide an outlook of importance, it is not considered that the extension would have an overbearing effect on them.

The attached dwelling has a small lean-to on the north of the rear elevation and the outlook from the ground floor is to the east, into the back garden, with 24m away the Emblem House works. The first floor bedroom window also has an eastern outlook but, in addition, outlook toward the NE where the aspect is more open and of Manor Hall Road and the dwellings beyond.

The proposed extension would be single-storey level adjacent to the boundary, and the 3.5m length is not contrary to the maximum standards in

the Development Control Standard. The two-storey element of the extension has been moved further from the boundary, albeit by a minimal amount of 0.25m, but due to the presence of No.5 being in such a set back location, and the current open, un-hemmed outlook towards the east and north-east, it is considered that, on balance, the effect on outlook and direct sunlight would not be so significant as to warrant a refusal.

Recommendation

APPROVE for reason that :-

1PPii

1. C1Ci
2. C12Eii
3. C14Ai (17.04.09 AH7 of the ADLP and DEV1 of the WSSP)
4. C18Eiv (north or south)

Case Officer: [redacted]
Date: 17.04.09 [redacted] 17/4