Expiry Date - 26/10/2010

Development Control – Delegated Officer Report

Application Number: ADC/0304/10 **Recommendation – Permit Application**

Site: **22 Gardner Road Southwick Brighton West Sussex**

Proposal: **Single-storey rear extension with rooflights**

The Application

The application property is a mid terraced dwelling on the north side of Gardner Road, backing onto the railway line. It presently has a flat roofed single storey extension across part of the dwelling at the rear. It is proposed to extend the extension across the full width of the house and to construct a pitched roof over the entire extension.

The extension will measure 3.1m deep, 2.8m wide and 3.5m high. It will be rendered to match the existing house.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): 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

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It 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 proportion of the garden area taken up by a proposal should not be excessive.

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 is of a modest scale will not detract from the character or appearance of the existing dwelling. The addition of a pitched roof will improve the appearance of the existing extension.

Residential amenity

The proposal will not adversely affect the residential amenities of neighbouring properties. Both neighbours on either side of the site have rear conservatory extensions and the proposed extension at No. 22 will not cause any adverse loss of light or outlook.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. This permission relates to the following approved plans date stamped received 31 August 2010
   Drawing No 1009-01 (1:1250 Scale OS Site Location Plan, 1:500 Scale Block Plan) and 1009-02 (1:100 Scale Proposed Elevations, Plans and Section)

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Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 29 September 2010