Expiry Date - 23/09/2010

Development Control – Delegated Officer Report

Application Number: ADC/0278/10 **Recommendation – Permit Application**

Site: **343 Albion Street Southwick Brighton West Sussex**

Proposal: **Front dormer, rear dormer (with Juliet balcony), side rooflight, and single-storey rear extension**

The Application

The site is located within the built up area of Southwick. An end of terrace, two storey dwelling facing the A259 and Shoreham Harbour. There is an existing vehicular access to the east side of the property with out buildings to the rear. There is an existing rear dormer and single storey rear extension.

Permission is sought to demolish the existing single storey extension and build a flat roof single storey replacement extension at a greater depth of 4 metres. The extension will have a maximum height of 2.9 metres and will extend the full width of the property. Also proposed is a loft conversion with flat roof front dormer 2.5 metres wide, 1.4 metres high with a maximum depth of 1.5 metres. The half gable and rear dormer will remain and a window is proposed on the side hip. The extensions will provide a kitchen and breakfast room at ground floor and a master bedroom and ensuite in the loft space.

Consultations and Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2005 (ADC 1996) (saved policies): AG1, AH7 and Appendix II '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 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.

Residential Amenity

The main property to be affected is no. 341 attached to the west. This property has an existing extension of approximately 3 metres in depth. The proposed extension will be 4 metres in depth however it is considered that this relationship is acceptable and will not result in any loss of light or overbearing impact. The proposed side window/sky light in the loft serves a landing and will not result in any overlooking to the east due to it facing upwards and it not serving a habitable room.

Visual Amenity

The proposed front dormer is clearly visible within the street scene. The roof has already been altered with a half gable and rear dormer. The property at the other end of the terrace also has a front dormer and therefore this property will provide symmetry within the row which will be sympathetic to the street scene.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The extensions hereby permitted shall be carried out in accordance with the following approved plans: -

   AS 585 – received 29th July 2010
   AS 585A – received 29th July 2010.

Reason: -For avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker Date 1/9/10.

PB 1/9/10