Development Control – Delegated Officer Report

Application Number: ADC/0384/10 Recommendation – APPROVE

Site: 131 Manor Hall Road, Southwick BN42 4NQ

Proposal: Single-storey rear extension

The Application

The application property is a mid-terrace two-storey house, located on the north side of Manor Hall Road. It has a joint access alleyway at its side (with No.133). The rear garden is approximately 30m long with a shed and a summer house at the bottom of it. The adjoining two houses at No's 129 and 133 both have glazed doors/windows on the groundfloor with rear lean-to's away from the boundary.

The proposal is for a single-storey rear extension with a semi-monopitched roof measuring 3.9m deep, 5.3m wide and 3.4m high. Three rooflights are proposed on the roof and a window and a patio door in the rear (north) elevation. Amended plans show the rear north-west corner angled so that the straight section of wall adjoining the west side boundary is 3m long.

Consultations and Representations

Third Parties: No comments received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2005 (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'

Planning Assessment

Policies

Policy AH7 of the Local Plan, relating specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in unacceptable loss of light or privacy or have an overbearing effect on neighbouring dwellings and be sympathetic to the original dwelling in design and materials. Supplementary Planning Guidance is contained in DC Standard No. 3 'Extensions and Alterations to Dwellings'. The latter states that on single-storey rear extensions that are not clearly visible from the road a flat roof is usually acceptable. A false mono-pitch façade, running along all the elevations of a rear extension, may be acceptable where a full pitch would substantially reduce the light to adjoining properties. It also states that such

extensions should not exceed 3.5m deep in order to avoid loss of light and an overbearing effect.

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 acceptable.

Residential Amenity

It is considered that the proposal, at 3.9m deep, would unacceptably affect the neighbouring property to the west in terms of overbearing effect and loss of daylight/sunlight. This property has a rear projection on its west half, thus causing the present proposal to leave the rear glazed doors in a recess.

Bearing in mind that a rear extension would be ‘permitted development’ were it no more than 3m long and 4m high, it is considered that the amended plan, showing a 3m deep west side wall with the part beyond angled at 45 degrees, is acceptable. On the east side, the 0.8m gap from the boundary is sufficient to avoid the need for reduction.

The applicant’s rear garden is 30m long so the extension leaves ample rear garden area.

Visual Amenity

The unusual roof of the proposed extension would differ from the norm and from the existing houses. Being at the rear, it is not considered that amendment or refusal is warranted. There would be no significant adverse impact on the surrounding built environment.

Recommendation

APPROVE for reason that:-

1PPi
The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7)

Subject to:-

1. C1Ci
2. C12Ei

3. C18Eiv .....in the east or west side walls of.....
4. The development hereby permitted shall be carried out in accordance with the following approved drawings received on 17 November 2010:- Drawing No's MRH-001Rev.P1; MRH-002 Rev.P1; MRH-004 Rev.P1).

Case Officer: Abi Onabanjo Date: November 2010