Development Control – Delegated Officer Report

Application Number: ADC/0042/10 **Recommendation – Permit application**

Site: **21 Millcroft Avenue Southwick Brighton West Sussex**

Proposal: **Single-storey rear extension**

The Application

The site is located within the built up area of Southwick a bungalow within a street of similar properties. As existing the bungalow has been extended with rooms ~~roofs~~ in the roof with a flat roof side dormer. There is also a flat roof conservatory to the rear and a single flat roof detached garage set back to the side of the bungalow.

Permission is sought to demolish the existing flat roof conservatory and garage and erect a single storey brick and tile extension with a dual pitched roof. The extension is proposed at 6 metres in depth, 6.8 metres wide with a maximum height of 4 metres. It will accommodate a living room with rear patio doors leading to the garden. Amended plans have been received showing the depth of the extension reduced to 4 metres, a butting the garage which will remain.

Consultations and Representations

Third Parties: - No third party representations have been received

Relevant Planning Policies and Guidance

Adopted Adur 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.'
PPS1 'Delivering Sustainable Development (ODPM 2005)

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 an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling and area in general. Design and materials shall be sympathetic to the original dwelling.

Residential Amenity

The main properties to be affected are those either side of the site, no. 19 Millcroft Avenue to the south and no. 21 to the north. The ground level rises from south to north with the site being at a slightly higher level than no. 19. This neighbouring property has a rear flat roof brick built extension with an attached lean-to, there is a 1.8 metre close boarded boundary fence. No. 21 has a flat roof, brick, rear extension, there is also a 1.8 metre close boarded fence on this boundary.

The proposed extension as amended is not considered to result in any adverse impact on either of the neighbouring properties with regards to loss of light or overbearing impact. The bungalow is set in from the boundary on both sides and although the roof of the extension will be up to 4 metres in height it is sloping away from the boundary and due to its hipped roof design and reduced depth it is considered acceptable in this case.

Visual Amenity

The extension is to the rear of the bungalow and is therefore not visible within the street scene. The plans as amended show the extension reduced from 6 metres to 4 metres in depth this is considered to be in keeping with the size, scale and design of the existing building. The roof design matches the existing roof slope and the hipped roof limits the bulk of the extension.

Recommendation

APPROVE for reason that :- 1PPi

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

   Drawing no. 477/01 Rev A – received 19th March 2010

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

Case Officer... [redacted] .....Date..22/3/10.

PB 24/3