# Development Control – Delegated Officer Report

**Application Number:** **Recommendation - Approve**
**AWDM/1076/11**

**Site:** **39 Highdown Southwick Brighton West Sussex**

**Proposal:** **Single-storey rear extension with raised rooflight**

## The Application

The application property is a semi-detached building which contains 2 flats. There is a detached outbuilding at the rear with a roof which links with the back of the building and forms a covered way. The property is sited on a hill and the rear garden rises to the north east via steps. The rear garden is divided and shared between the two flats.

It is proposed to construct a single storey flat roofed rear extension to the ground floor flat measuring 3m wide, 3.2m deep and 2.7m high immediately on the southern boundary with No 41, which also contains 2 flats. A raised rooflight will sit centrally on the flat roof. The extension will leave a gap of 0.8m to the existing outbuilding, to enable a right of way to the rear garden to be maintained. Following concerns from the Planning Officer, the depth of the extension has been reduced by 0.5m to 2.7m.

## Consultations and Representations

### Consultations

None

### Third Parties

1 letter received from the occupier of 39A Highdown Road (first floor flat) objecting on the following grounds:

- Shared pathway will be very narrow and will restrict access to rear garden
- Extension will prevent any scaffolding from being erected at rear for maintenance of upper flat
- Large trees close to extension

## Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (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 (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. Rear extensions which abut or are within 1m of a common side boundary with an attached dwelling should normally be no deeper than 3.5m.

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 will be 2.7m deep which complies with the Council's Standard. It will not be visible from the street and will be of a similar appearance to the existing outbuilding, which is a common feature at properties in the vicinity.

There is a reasonably large tree which overhangs the site of the extension. It is located within the garden at a higher level and should not be affected by the extension itself which is to be built on an area which is currently hard surfaced.

### Residential amenity

The extension will be immediately on the boundary with 41A but at 2.7m deep and being located to the north of the attached neighbour, the depth of the extension will not cause undue loss of light or outlook to the kitchen window of that property. The extension will cause the kitchen window at 41A to be partly in a recess as a result of being between the extension and existing outbuilding at their property. While this would not normally be acceptable, it is not considered that the north east facing kitchen window will lose light or outlook to such a degree on this occasion to warrant refusal.

A side window is proposed which will face towards No.41A. However, it is to be high level and a condition can be imposed to ensure it is fixed shut and obscure glazed to prevent any loss of privacy.

With regard to the upper floor flat, the extension will not adversely affect its light or outlook. The issue of access and future maintenance are not planning considerations but it should be noted that the existing access path is to be retained, which appears to be the legal right of way for access to the rear garden.

## Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. C12Eii
3. C18C3 south elevation
4. This permission relates to the following approved plans received 9 February 2012:
   Drawing No. 467/01 Rev. A (Site and Block Plans, Proposed Elevations and Floor Plan)
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer: Peter Barnett

Date: 14 February 2012

Authorised and signed by: [redacted]

Date: 14/2/12