RE
EX 9/10/08
Expiry
4/11/08

Development Control – Delegated Officer Report

Application Number: ADC/0454/08 **Recommendation – Permit Application**

Site: **19 Milton Drive Southwick Brighton West Sussex**

Proposal: **Single storey rear extension**

The Application

The site is located within the built up area of Southwick, a semi detached bungalow within a street of similar dwellings. There is a front garden and driveway to the front of the property. There is an existing single garage set back to the side and rear of the bungalow with no vehicular access due to the space between the buildings.

Permission is sought to add a single storey rear extension the same width as the bungalow 7.8 metres and 3 metres in depth. The extension is to have a flat roof with a height of 2.8 metres. The extension will accommodate additional lounge and dining space.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District 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

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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 depth of the extension at 3.5 metres complies with the Council's Development Control Standard for rear extensions and therefore there will be no adverse impact with regards to loss of light or overbearing impact on the neighbouring dwellings. There are no windows proposed on the side of the extension which will overlook either neighbouring properties.

Visual Amenity

The extension is sited to the rear of the bungalow and is therefore not visible from the front of the property within the street scene. The extension is considered to be in keeping with the scale of the existing bungalow and does not appear out of keeping in this case.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer.....PB dev.....Date.....9/10/08.

PB 9/10/08