expires 23/7

# Development Control – Delegated Officer Report

**Application Number: ADC/0214/09** **Recommendation – Permit Application**

**Site:** **8 Kings Road Southwick Brighton West Sussex**

**Proposal:** **Single storey side extension and porch**

## The Application

The application relates to a detached bungalow on the east side of Kings Road. The bungalow is located on a hill and is consequently at a lower level then the two storey house to the north and at a higher level than the bungalow to the south.

It is proposed to construct a new entrance porch in an angled recess at the front of the building and to construct a utility room extension on the north side of the building.

The proposed porch will measure 1.7m by 1.4m and 3.9m high with a pitched roof. It will be recessed from the front of the bungalow by 3.1m and will be 3.7m from the boundary with No.6 to the south.

The side extension measures 2.15m wide, 6.9m deep and 4.2m high with a pitched roof. It is set back from the front of the bungalow by 0.5m and is constructed right on the boundary with No.10 to the north.

## Consultations and Representations

**Consultations/Comments**

None

**Third Parties**

No representations received

## 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.

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 porch extension is a modest addition which will not harm the character or appearance of the dwelling. Similarly, the side extension will not dominate the existing building. No.8 does sit further forward in the street than No.10 and the extension will therefore be a visible feature. However, its modest size will reduce its visual impact.

### *Residential amenity*

The bungalow to the south will not be adversely affected by the proposed porch, which is a sufficient distance from the boundary, and of a size which will not result any loss of light or outlook.

To the north, No.10 is separated from the site by a fence on the boundary. No.10 sits at a higher level and is further back than No.8 and the proposed single storey extension will not result in any loss of residential amenity.

**Recommendation**

APPROVE for the reason:-

1PPi

Subject to:-

1. C1Ci
2. C12Eii

Case Officer [redacted] Date 29/6/09