Dev 27/2

Development Control – Delegated Officer Report

Application Number: ADC/0004/09 **Recommendation – Permit Application**

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

Proposal: **Single-storey rear extension (revision to ADC/0454/08 to correct ground levels) (retrospective)**

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 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 was granted in October 2008 (ADC/0454/08) for a flat roof single storey rear extension covering the entire width of the bungalow, 3 metres in depth. The extension was proposed to accommodate an additional lounge and dining space. The extension has since been built and the current application seeks retrospective permission for the extension as completed. The previously approved plans showed the ground level to the rear of the bungalow to be in level with the bungalow itself. However the ground level reduces to the rear (west) of the site and the plans as submitted show this with external steps shown to access the extension from the rear garden.

Relevant Consultations and Representations

Third Parties: - One letter has been received from the owner/occupier of 11 Milton Drive stating that they have no objection to the extension however it is taller than expected and a little intrusive.

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 has not been changed it still remains at 3.5 metres which as stated previously meets with the Council's Development Control Standard for rear extensions. On this basis it is not considered that there will any adverse impact with regards to loss of light or overbearing impact on the adjacent attached dwelling, no. 17 Milton Drive. Although the revised application shows a change to the original approval taking into account the change in ground level to the rear of the site the extension remains at the same height in relation to the existing bungalow.

Visual Amenity

As previously stated the rear extension is not clearly visible within the street scene and is in keeping in design, size and scale with the existing bungalow.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer.....Date...29/1/09

PB 30/1/09