expires 10/6

Application Number: ADC/0201/08 **Recommendation – APPROVE**

Site: 58 Gardner Road, Southwick

Proposal: Two storey side extension and loft conversion (with rear dormer window)

The Application

This application relates to a semi-detached property on the north side of Gardner Road, adjacent to the Virgin Media offices. It presently has a half hipped pitched roof with a lean-to garage at the side. At the rear there is a lean-to single storey extension. The property is finished in a mixture of render and brickwork with a plain tiled roof.

It is proposed to construct a two storey side extension to replace the existing garage. The extension will project at the rear to the same distance as the existing rear ground floor extension. The proposal also involves converting the loft to form a fifth bedroom with a dormer on the rear roofslope.

Consultations and Representations

No third party representations received

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): 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

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.

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

The extension will be set back from the front of the property and set down from the ridge. It will immediately abut the side boundary but, as it is the last dwelling on that side of the road, there will be not be any terracing effect. The extension will reflect the design and appearance of the existing dwelling, with a half hipped roof, and will introduce tile hanging to the front and rear elevation, as currently exists between the front bay windows.

The proposal is considered to comply with the Council's DC Standards for residential extensions and will not detract from the character of the area.

Residential amenity

The adjoining half of these semi-detached properties is not considered to be adversely affected by this proposal. The proposed dormer will introduce additional overlooking of the garden but it is not considered that this would be significantly worse than presently exists from the first floor windows.

The rear 2 storey extension will project 1.9m from the main house but will be more than 5.5m from the boundary with no.60. Consequently, no loss of light or outlook will occur.

The property at the rear is similarly considered to be unaffected by the proposal, with the end of their gardens some 15m from the extension and the house itself at right angles to the site and some 33m to the west.

Access and Parking

The existing garage is being replaced with a new integral garage. There is also space in front of the garage for a further 2 cars. Provision is therefore considered to be adequate for a 5 bed house.

Recommendation

APPROVE for the reason:-

1PPi

Subject to:

1. C1Ci
2. C12Eii

Case Officer .....

Date 16/5/08