P.E 15/5/08
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Development Control – Delegated Officer Report

Application Number: ADC/0207/08 **Recommendation – Permit Application**

Site: **76 Overhill Southwick Brighton West Sussex**

Proposal: **Single-storey rear extension and raised deck**

The Application

The site is located within the built up area of Southwick, a detached bungalow with dormers either side of the roof slope. There is a garden to the front of the bungalow with a driveway to the side leading to a garage.

Permission is sought to erect a rear single storey extension to increase the ground floor area of the property to provide an open plan family living space. The extension is formed of two elements, a rear gable is the main section with the other side of the extension 'stepped in' with a hipped flat roof. The maximum depth of the extension is 4 metres adjacent to the boundary with no. 78 Overhill to the north. This part of the extension has the gabled roof with a maximum height of 5 metres. The 'stepped in' section of the extension is 1.3 metres, flush with the southern wall of the existing bungalow and increases to 4 metres 1.2 metres from the side wall, in line with the proposed gable. This hipped, flat roof section has a maximum height of 4 metres.

Access from the rear extension is onto a proposed raised decked area, with steps onto the rear garden. Also proposed is a 1.8 metre privacy screen which is to be erected inside the boundary between no. 76 and 78 Overhill. Also forming part of this application is a proposal to reposition an existing window on the dormer which faces south and add a new window.

Consultations and Representations

Third Parties: - One letter has been received from the owner/occupier of No. 78 Overhill stating that they have no objection to the proposal.

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'

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 affect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The main properties to be affected are those either side of the site. No. 74 to the south and 78 to the north. The properties are sited on sloping ground level, sloping from north to south and therefore no. 78 to the north is at a higher ground level than the site. The extension will be visible from the rear of this property and also from an existing conservatory extension however due to the higher ground level there will be no loss of light or overbearing impact as a result. A roof light is proposed in the northern roof slope of the gable this will be conditioned to be fitted with obscured glazing to avoid any overlooking into the proposed extension from the adjacent higher ground level.

No. 74 to the south of the site is at a lower ground level. Due to the adjacent garages there is a gap of 3 metres between the proposed extension and the side of no 74, also a boundary fence. Although the extension will be visible from the rear of no. 74 and it will be at a higher ground level it is not considered that the impact will be such to warrant a refusal in this case due to the distance between the extension and the adjacent property and the height of 4 metres. There are windows proposed on the side elevation which face south, a condition will be attached to ensure that these windows are fitted with obscured glazing and are fixed to be permanently non-opening to avoid any overlooking to the south. The proposals in relation to the southern dormer will not have any impact as the dormer currently faces onto the blank roof slope of No. 74.

Visual Amenity

The extension will not be visible within the street scene as it is at the rear of the property. It is considered that the scale, size and design of the extension is in keeping with the existing bungalow and is therefore acceptable.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18C3 – The windows in the south

4. C18C3 – amended – The roof light in the north roof slope of the extension shall be at all times glazed with……

Case Officer…VBaber,……Date…30\5\08… PB 30/5/08