Expiry Date - 08/11/2011

Development Control – Delegated Officer Report

Application Number:
AWDM/0624/11

Recommendation – Approve Application

Site: **12 Old Barn Way Southwick Brighton West Sussex**

Proposal: **Single-storey rear extension with raised decking**

The Application

The application property is an end of terrace dwelling located on the corner of the entrance to the Southwick Leisure Centre and Old Barn Way. There is an existing lean-to extension on the rear of the dwelling and a raised patio, with steps down to the garden.

It is proposed to remove the lean-to extension and construct a flat-roofed extension across the rear to match that at the adjoining property. It will measure 3.2m high and project 3m from the rear wall of the house. A 1.3m deep decked area is proposed in front of the extension with steps to the garden made from reclaimed railway sleepers. The decking will be 0.65m above the garden.

The rear of the house is painted grey/blue but the extension is to be exposed brickwork to match the adjoining extension.

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): 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 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. The proportion of the garden area taken up by a proposal should not be excessive.

Visual amenity and character

The extension will be visible from the access to the leisure centre but it will not appear out of keeping in the context of the neighbouring property's extension and other similar rear extensions in the terrace. The external materials will not match the house but the use of exposed brickwork is considered to be acceptable and will match the extension at No. 10 immediately to the north, which is also brickwork at the rear of a blue/grey painted house.

The depth of the extension at 3m is within the acceptable size limit as set out in the Council's DC Standard.

Residential amenity

The proposed extension will project 0.25m beyond the neighbouring extension and will therefore have no adverse impact on light or outlook at that extension. The proposed decking will not be built up to the boundary, leaving a 0.5m gap by way of a planter, so as to prevent any increase in overlooking of the adjoining garden.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. This permission relates to the following approved plans:
   Drawing Nos. 0605-PA-001 Rev A (Location and Block Plans) received 13 September 2011, 0605-PA-010 Rev A (Proposed Plans) received 13 September 2011, 0605-PA-011 (Proposed Sections) received 13 September 2011, 0605-PA-012 Rev B (Proposed Elevations) received 28 October 2011
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 28 October 2011

[redacted] 31/10