**Development Management - Delegated Officer Report**

**Application Number:** **Recommendation –** **Approved**
**AWDM/0765/12**

**Site:** **22 Millcroft Avenue, Southwick, Brighton**

**Proposal:** **Single storey rear extension**

**Date of site visit:** 2/7/12

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application site is a semi detached bungalow within a street of similar properties in the built up area of Southwick. Many other properties within the street have been extended with loft conversions and single storey rear extensions. The ground level of the street drops to the south. There is an existing a single garage set back to the southern side of the bungalow. Permission was granted in 2010 for a single storey hipped roof extension 4 metres in depth which extends across part of the rear elevation. The extension has a hipped roof and provided an additional bedroom, (ADC/0089/10.)

Permission is sought to further extend the bungalow at single storey to the rear to infill the section to the northern side of the rear elevation. A flat roof single storey extension is proposed 3.4 metres wide, 4 metres deep and 2.75 metres high. This will provide a dining area leading from the existing kitchen.

**Representations**

***Third Parties:*** **-** No third party representations have been received.

**Relevant Planning Policies**
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’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

**Planning Assessment**

***Principle***

There is no objection in principle to the rear extension the relevant considerations are the effects on the character and appearance of the locality and existing building and the impact on residential amenity.

***Visual amenity***

The proposed rear extension would not be visible within the street scene, it is located to the rear of the property. The proposal would extend in line with the existing hipped roof extension and will infill the existing section of patio area. The extension is to be built up to the boundary with the attached bungalow, no. 24 Millcroft Avenue. Although the flat roof design and relationship with the existing extension is not ideal the extension is required to be this height due to current building regulation requirements. On balance it is however considered to be acceptable as it is to the rear of the bungalow and materials will be conditioned to match existing.

***Residential amenity***

Development Control Standard no. 3 states that single storey extensions built up to the boundary should not exceed 3.5 metres in depth. The proposed extension is 4 metres in depth. This depth is however considered to be acceptable due to the adjacent extensions at no. 24. There are three components to the rear extensions at no. 24, two of solid flat roof construction built around 1991 and a conservatory which was given consent in 2003. The extensions are stepped in from the boundary and have a total depth of approximately 4.8 metres. This property is also at a higher ground level than the application site. There will therefore be no loss of light or overbearing impact as a result of the proposed extension at 4 metres in depth.

The existing extension at the application site will screen the proposal from no. 20 Millcroft Avenue to the south. Therefore there will be no detrimental impact on the residential amenities of the occupiers of this property.

**Recommendation**

**APPROVE** for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

**Subject to Conditions:-**

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows on north side
4. Permission relates to approved plans:
   Drawing no. 467/01 received 21st June 2012

**Is recommendation contrary to letter(s) of representation? N**

Case Officer: Hannah Barker Date: 12th July 2012

Authorised by: Jo Morin Date: 13 July 2012