EXPIRES
11.05.10

Development Control – Delegated Officer Report

Application Number: ADC/0082/10 Recommendation - Permit

Site: 31 Westbrook Way Southwick Brighton West Sussex

Proposal: Amendment to ADC/0197/09 to reduce size of extension

The Application

Permission is sought for the amendment to a recently approved pitched-roof side extension (ADC/0197/09).

The amendment comprises the reduction in width, and depth of the extension which would serve as a ground floor bathroom for the disabled occupant. The extension is now proposed to be 2.2m wide, by 3m in depth, by 4.2m in height.

The application property is the southern half of a pair of semi-detached houses located at the western end of a spur road off Westbrook Way. The site is within the built-up area of Southwick, and is part of an estate approved in 1993 (SW/52/93/TP) where permitted development rights for all of the 40 dwellings have been removed. The 40 dwellings within Westbrook Way are all built on what was a backland site to the north of The Gardens in an irregular shaped plot. As a result there is no regular building line. The surrounding area is made up of similar styled dwellings in groups of semi-detached pairs and small terraces.

Consultations and Representations

Third Parties: No objections.

Relevant Planning Policies and Guidance

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.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
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, and not take up an excessive portion of the garden area.

Visual amenity
The scale of the proposed extension is modest and would not appear overly large or cramped within the area to the south of the dwelling. The side garden would be able to accommodate the extension and still have between 2.6m – 1.9m to the boundary wall. The amended design would result in the extension being set back further than originally approved, and it would now be 2.4m from the front elevation of the dwelling.

The original design had a small window located in the front elevation of the extension, however this is proposed to be omitted from the current scheme. Although this may leave the front elevation of the extension looking a little blank, an existing close boarded fence which separates the side garden from the rear garden, is proposed to be moved to the front elevation of the dwelling, which would aid with the screening of the extension, which in any event would be well set back from the frontage.

The extension would have a pitched roof the same angle as that of the main roof of the property, and it would be brick built with matching side window and brick soldier course detail. It is considered that the design is sympathetic to that of the original dwelling and the surrounding area as a whole.

Residential amenity
The proposed extension would be at its closest 34m from the properties directly to the south in The Gardens, and 6m across an access track from their gardens. It is not considered that the amended size extension would have an impact on the outlook, amount of sunlight or privacy of any of the surrounding dwellings.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12Eii
3. Notwithstanding the details submitted the extension hereby approved shall be erected with a pitched tiled roof, and not as depicted as the flat roofed alternative on plan 018/09/03 Rev B. **Reason:** *In the interest of amenity and to comply with policy AH7 of the ADLP*
4. The development hereby permitted shall be carried out in accordance with the following approved plans: 018/09/01 Rev A; 018/09/04 Rev B; and 018/09/03 Rev B date stamped received 16 March 2010.

Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Officer: [redacted]
Date: