Development Control – Delegated Officer Report

Application Number: ADC/0089/10 **Recommendation – Permit Application**

Site: **22 Millcroft Avenue Southwick Brighton West Sussex**

Proposal: **Hip-roofed rear extension**

The Application

The site is located within the built up area of Southwick a semi detached bungalow within a street of mainly detached bungalows which drops in ground level to the south. There is a front garden with no off street parking, a detached single garage to the rear of the site and a single storey lean to rear extension. Although the property is semi detached it is set at a slightly lower level than no. 24 Millcroft Avenue to the north. The rear garden is also at a lower ground level and is currently being landscaped.

Permission is sought to remove the existing single storey lean to extension and to erect a larger single storey extension 4 metres in depth and 5.1 metres wide. The extension will have a hipped roof to match the gradient of the existing roof slope to a maximum height of 5.7 metres and will provide an additional bedroom and en suite.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations to dwellings 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.

Residential Amenity

The main properties to be affected in this case are no. 24 Millcroft Avenue the attached bungalow to the north of the site and no. 20 the detached bungalow to the south. The extension is at a distance of 3.5 metres from the boundary with no. 24 and this adjacent bungalow is at a slight higher level and also has been extended to the rear along the boundary and has a flat roof rear dormer.

To the south no. 20 is at a lower ground level and has a conservatory extension to the rear. The proposed extension is 2.2 metres from the boundary of this bungalow. The extension being at a higher level and with a hipped roof will result in some loss of light to the adjacent conservatory at no. 20. It is however considered, on balance that this is acceptable as the adjacent conservatory will gain light and outlook to the rear and to the side which faces south. The impact will not be such to warrant a refusal in this case.

Visual Amenity

The extension is to the rear of the bungalow and is therefore not visible within the street scene. The extension is in keeping in scale and design with the character of the existing bungalow.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. C18Eii – southern
4. The development hereby permitted shall be carried out in accordance with the following approved plans:-

OS and Location Plans – Drawing no. 956/3 – received 23rd March 2010
Plans – Proposed – Drawing no. 956/4 – received 23rd March 2010.
Elevations and Section – Proposed – Drawing no. 956/5 – received 23rd March 2010.

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

Case Officer..... [redacted] .....Date...22/4/10...

[redacted] 22/4