Expiry 8/06/07

Development Control – Delegated Officer Report

Application Number: ADC/0223/07 **Recommendation - Permit**

Site: **27 Hill Farm Way Southwick West Sussex BN42 4YH**

Proposal: **Single-storey rear extension**

The Application

The application site is located on the northern side of Hill Farm Way. It contains a semi-detached single storey dwelling with a detached garage/storage shed to the western side. The dwelling is a typical hipped roof design with a room projecting out to the rear of the main building with a full gable end.

The applicant proposes to remove the rear gabled room and replace this with a single storey extension stretching across the full rear elevation of the building (a width of 7 metres). The extension will have a depth of 3.5 metres and a flat roof with a height of 2.8 metres. It will accommodate an enlarged dining room and kitchen.

From the plan submitted, it also appears that the applicant will be creating a room or rooms in the roof space but, as there are no extensions proposed, this does not form part of the planning application.

The street scene comprises of pairs of semi detached bungalows of a similar nature to the application site. The street slopes down hill in a westerly direction and consequently the down hill part of the semi-detached pair is positioned slightly forward on site and on a lower level. The attached dwelling (No. 29) is set approximately 0.5 metre higher on site than the applicant's dwelling.

To the west of the application site is a vacant section. To the rear the site abuts rural land designated as 'Countryside' and an Area of Outstanding Natural Beauty in the Local Plan.

Consultations and Representations

No comments or representations have been received in relation to this application.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7

Development Control Standard No. 3 "Extensions and Alterations to Dwellings"
West Sussex Structure Plan: DEV1

Planning Assessment

The extension is considered to be in keeping with the existing dwelling due to its scale and standard design. The extension is located at the rear of the dwelling where it will not be visible at all from the street and will have no effects on the character of the street scene. The appearance of the rear of the property will be consistent with several other dwellings in the street, including the attached dwelling No. 29, which has a flat roofed rear extension projecting out approximately 3 metres.

The depth of the extension adjacent to the boundary with the attached dwelling is 3.5 metres which is consistent with the guidelines in the DC standard. It will exceed the length of the neighbouring extension by approximately 1.2 metres which is not considered to result in any significant adverse effects on the amenity of the residents of No. 29.

Windows are proposed in the rear and western elevations of the extension. These are not considered to give rise to any significant overlooking of neighbouring dwellings or sites as there are no dwellings at all to the rear and the closest dwelling to the west is over 20 metres away, set down hill and further forward on the site and screened by a 1.8 metre fence.

The site contains a reasonably large rear/side garden with a depth of 14.5 metres. The rear extension will reduce this to 11 metres which is consistent with the standard.

Recommendation

APPROVE for reason that :- 1PPi

Conditions

1. C1Ci
2. C12Eii
3. C18Eiv ... east side ...

Case Officer: .....

Date: 9/05/07

10.5.07