Expires 11/6/07

Development Control – Delegated Officer Report

Application Number: ADC/0229/07 **Recommendation – Permit Application**

Site: **6 Downland Close Southwick West Sussex BN42 4RH**

Proposal: **Single-storey rear extension**

The Application

The application site is a semi-detached house located on the east side of Downland Close, Shoreham. The property features a rear dormer and is bounded to the south by the adjoining house, to the north by an adjacent pair and to the rear by No.1 Kings Road. The proposal is to add a flat roofed single storey extension to the rear elevation that will be 3.5 metres in depth, 3 metres in height, and will extend the width of the house. French windows will be included in the rear elevation with a further window also included in the northern elevation.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The key planning consideration is the impact this development will have on the neighbouring properties at No.4 and No.8 Downland Close.

The extension is to be the width of the property and will sit on the boundary with the adjoining house to a depth of 3.5 metres as recommended by the Council's Development Control Standard No.3. This depth is recommended to avoid extensions having a significant overbearing effect on the adjoining neighbours. Due to No.4 being to the south, no loss of daylight or outlook will occur to this property. To the rear, a garden depth of 22 metres will be retained with a further 20 metres to the property behind.
The most impact will be on the neighbouring property to the north. No.8 sits on higher ground to the applicant's house and is separated by two single driveways with no boundary treatment. The front doors of both properties face each other on the side elevation. The proposed extension includes a side window that will face the front door of No.8 to a distance of 3.5 metres and offer overlooking into the rear garden of No.8. For this reason it is recommended that the side window be obscured to maintain privacy for both houses.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing)
3. C18Ci: '...in the north side...' (glazing in side elevation to be of obscured glass)

Case Officer:.....

18.5.07

Date: 16/5/07