Expiry Date - 16/11/2010

# Development Control – Delegated Officer Report

**Application Number: ADC/0339/10** **Recommendation – Permit Application**

**Site:** **39 The Crescent Southwick Brighton West Sussex**

**Proposal:** **Two-storey side extension**

## The Application

The application site is located within the built up area of Southwick on the north side of The Crescent. The street comprises of similar style 1930s semi detached, two storey dwellings. As existing the dwelling has a single storey sloping roof garage extension to the west side which extends the full depth of the building. There is off street parking to the front.

Permission is sought for a two storey extension to the western side of the building. The ground footprint will match that of the existing ground floor extension with the first floor addition above which will be set in by 1 metre. The extension has a maximum depth of 10.2 metres, maximum width of 4.4 metres and maximum height of 8.1 metres. The extension will provide a garage and kitchen, utility at ground floor with a bedroom, dressing room and bathroom at first floor.

## Consultations and Representations

***Third Parties: -*** 1 representation has been received from the owner/occupier of no. 37 The Crescent. They are concerned that the granting of permission at no. 39 would affect their future plans to extend in the same way.

## Relevant Planning Policies and Guidance

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.’
PPS1 ‘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.

***Residential Amenity***

The main property to be affected is no. 37 to the west of the site. The extension is fully screened from no. 41 to the east by the existing dwelling. The proposed extension will be no deeper than no. 37, it will bring the first floor of the building closer to the boundary however it is not considered that there will be any adverse impact with regards to loss of light of overbearing impact.

There are three windows facing east towards the extension at no. 37 these are windows serving non habitable rooms, landing, W.C, bathroom. Therefore the loss of light to these windows as a result of the extension would not warrant a refusal in this case. The extension has no windows on the western elevation which would result in overlooking.

The extension will be visible from the properties on the opposite side of the road however there will be no adverse impact.

***Visual Amenity***

The extension is visible within the street scene and is subservient to the main dwelling. It is set back from the front elevation and set down from the main ridge therefore complying with the Council's Development Control Standard no. 3. It is in keeping in design and scale with the main dwelling and street scene.

## Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The extension hereby permitted shall be carried out in accordance with the following approved plans: -

   Drawing no. 2010 01 03 – received 21st September 2010.
   Drawing no. 2010 01 04 – received 21st September 2010.
   Reason: - For avoidance of doubt and in the interests of proper planning.
4. C18Eii - western elevation.

Case Officer Hannah Barker Date

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