expires 12/8/09

Development Control – Delegated Officer Report

Application Number: ADC/0235/09 Recommendation - Permit

Site: 104 Southwick Street Southwick Brighton West Sussex

Proposal: Single-storey rear extension

The Application

The application property is the north-eastern half of a pair of semi-detached, hipped roof bungalows located on the south-east side of the road, within the built up area of Southwick.

The existing bungalow has a rear hipped roof projection (kitchen) on the north-east side. The attached property has a matching rear projection on its south-west side also as an original feature of the bungalows design.

The application dwelling has previously been extended with a lean-to wooden framed utility room which extends from the rear of the north-east side projection. The utility room is 1.5m deep, by 3m wide, and terminates 2.7m from the detached rear garage. Additionally a covered canopy roof projects1.5m from the main body of the house, in-filling the gap to the boundary.

The proposal is to demolish the existing utility room and covered canopy area, and erect a single-storey flat roofed extension located in the same position as the existing structures. The proposed extension would be the whole width of the property (8.6m), yet with a stepped depth. The extension would be 3.5m in depth between the existing rear projection and the boundary, and it would project 2.5m to the rear of the kitchen. The extension would be 2.75m in height.

The attached neighbour (No.102) has not been extended to the rear, but does have a matching covered canopy area, 1.5m in depth infilling the gap to the boundary. No.106 is a similar styled bungalow sited 2.4m across a shared drive. It has been extended to the rear of its south-west side projection with a conservatory which is 2.5m in depth.

Consultations and Representations

Third Parties: There have been no third party objections to the proposals.

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.

Visual amenity
The proposed extension would be located to the rear of the existing bungalow and would only be partially visible from the street. The flat roofed structure would not have a particularly incongruous appearance in the context of the surrounding area where many such flat roof structures are prevalent.

Residential amenity
Development Control Standard No.3 states, amongst other things that, single-storey extensions which abut or are within 1 metre of the boundary should be no more than 3.5m in depth, this is to prevent there being a loss of outlook, privacy or natural daylight to the attached properties.

The applicants agent has amended the proposals so that now the section of the proposed extension which infills the gap to the boundary complies with the standard, and would be 3.5m in length. Consequently it is considered that the amended design would not result in a loss of outlook or privacy to the attached neighbour (No.102).

Currently the conservatory at the rear of No.106 is located across the shared drive from where the extension would be sited. It has clear glazing to the west side with a secondary outlook directly at the side of the application bungalow and the existing timber utility room, The main outlook being to the south-east into their own garden. It is not considered that replacing the timber and glass structure with a brick built extension would have a significant impact on the outlook from this room, and it is therefore considered to be acceptable in terms of its impact.

The east side of the extension has been design to be angled away from the existing building line to allow continued access to the applicant's garage.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C14Aii – 06.07.09 (AHP of the ADLP)
3. C12Eii
4. C18Eiv – north-east or south-west walls

Case Officer: [redacted] PB 17/7/09
Date: 16/7/09